

SHERIFF'S SALES

By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on January 30, 2019 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 27, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by **SEAN P. KILKENNY, SHERIFF.**

First Publication

08-23496

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, being Lot No. 15 on Plan of property known as "Idle Dell Acres" surveyed August 7, 1951 by Edward A. Cardwell, Registered Surveyor of Hatboro, Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the center line of Norristown Road (as originally laid out 33 feet wide, but since widened to 45 1/2 feet by the addition of 13 1/2 feet on the Easterly side thereof) at a distance of one thousand four hundred seventy-one and fifty one-hundredths feet Northeast of the intersection thereof of the center line of Whitmer Road (as originally laid out 33 feet wide, but since widened to 41 1/2 feet by the addition of 8 1/2 feet on the Northerly side thereof) and extending thence still by the said center line of Norristown Road, North seventy-six degrees fifty-five minutes East, one hundred five and fifty-five one-hundredths feet to a corner in line of Lot No. 16; thence extending by the same, South thirteen degrees five minutes West, four hundred sixteen and no one-hundredths feet to a corner in line of remaining land of Rebecca Harlan; thence extending by the same, South seventy-six degrees fifty-five minutes East, 105.55 feet to a corner in line of Lot No. 14; thence extending by the same, North thirteen degrees five minutes West, four hundred sixteen and no one-hundredths feet to a point of beginning.

BEING known as Lot No. 15.

BEING THE SAME PREMISES which Jutta Ramins by Deed dated November 15, 1996, and recorded in the Office of Recorder of Deeds of Montgomery County on December 10, 1996, in Deed Book Volume 5170, Page 783, granted and conveyed unto Jeannine V. Pike.

Parcel Number: 36-00-09127-00-8.

Location of property: 513 Norristown Road, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jeannine V. Pike** at the suit of Goshen Mortgage, LLC, as Separate Trustee for GDBT I Trust 2011-1. Debt: \$314,297.37.

Kristine M. Anthou, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-15344

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as #259 Queen Street, bounded and described, as follows, to wit:

BEGINNING at a point in the North side of Queen Street one hundred twenty (120) feet Westwardly from the Northwest corner of Charlotte and Queen Streets; thence extending Northwardly one hundred seventeen (117) feet, nine (9) inches to a point in the South line of a certain twelve (12) feet wide alley; thence extending Westwardly twenty-one (21) feet, six (6) inches more or less to a point; thence extending Southwardly one hundred seventeen (117) feet, eight (8) inches more or less to the North side of Queen Street; thence extending Eastwardly twenty two (22) feet, six (6) inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jim Hallman, a married man, by Deed from Linda Hallman and Jim Hallman, her husband, dated 07/20/2006, recorded 08/28/2006, in Book 5614, Page 475.

Mortgagor Jim Hallman died on 05/10/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 16-00-23656-00-7.

Location of property: 259 Queen Street, Pottstown, PA 19464-5963.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda A. Hallman and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jim Hallman, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$118,363.09.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-17181

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Map of Property of Brandywine Village, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 18, 1959 which plan is recorded in the Office for the Recording of Deeds, etc. in and for the County of Montgomery aforesaid in Deed Book 2083, Page 601 etc., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Nancy's Lane (50 feet wide), at the distance of 145 feet measured South 18 degrees, 37 minutes East along said side of Nancy's Lane from its intersection with the Southeasterly side of William Road (50 feet wide) (both lines produced); thence extending from said beginning point along said side of Nancy's Lane South 18 degrees, 37 minutes East, 60 feet to a point; thence extending South 71 degrees, 23 minutes West along the center line of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the Southeast 125 feet to a point; thence extending North 18 degrees, 37 minutes West, 60 feet to a point; thence extending North 71 degrees, 23 minutes East, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 66 as shown on said plan.

BEING the same premises conveyed to Scott Alexaki by Deed from Deborah Alexaki dated 8/11/06 and recorded 8/25/06 in Deed Book 5614, Page 396.

Parcel Number: 58-00-14041-00-4.

Location of property: 145 Nancy's Lane, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank, National Association, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2006-AR13 Trust. Debt: \$218,074.11.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-10363

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County in the State of Pennsylvania, and described according to a certain plan thereon known as "Revision of Lots made for Whitemarsh Downs, Inc." made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952 and last revised April 7, 1953, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Clements Road (fifty feet wide) said point of tangent being at the distance of twenty-four and eighty-nine one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Southeasterly side of Bennett Road (fifty feet wide); thence extending South forty-five degrees, fifty-nine minutes, ten seconds East along the said side of Clements Road seventy-six and sixty one-hundredths feet to a point; thence extending South fifty-four degrees, forty-four minutes, seventeen seconds West, one hundred and forty and forty-five one-hundredths feet to a point; thence North thirty-two degrees, twenty-two minutes, forty-two seconds West, one hundred and six and fifty one-hundredths feet to a point on the Southeasterly side of Bennett Road aforesaid; thence extending North sixty-two degrees, forty-two minutes, thirty-one seconds East, along the said side of Bennett Road one hundred and five feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-four and eighty-nine one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 39 as shown on the above mentioned plan.

Parcel Number: 31-00-02125-00-4.

Location of property: 7761 Bennett Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eric Jones and Celestine Jones** at the suit of Fannie Mae ("Federal National Mortgage Association"). Debt: \$335,491.18 plus interest to sale date.

Martha E. Von Rosenstiel, P.C., Attorneys

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-11892

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or about to be erected, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a preliminary subdivision made for Mid Coast Construction Company, Inc. by Hopkins and Scott, Registered Surveyors, Kimberton, Pennsylvania on 8/12/1972, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street (74 feet wide) which point is at the distance of 211.50 feet measured North 49 degrees, East from the point of intersection of the said Sixth Avenue (57 feet wide); thence extending from said point of beginning along Lot #2 on said plan, North 41 degrees, West 120 feet to a point, a corner of Lot #18 on said plan; thence extending along said Lot #18 North 49 degrees, East 36 feet to a point, a corner of land now or late of Frederick Fagley on said plan; thence along said land now or late of Frederick Fagley South 41 degrees, East 120 feet to a point on the Northwesterly side of Church Street aforesaid; thence extending along the said side of Church Street South 49 degrees, West 35 feet to the first mentioned point and place of beginning.

BEING the same premises which Kathleen A. McQuilken, Administratrix of the Estate of Geraldine H. Smith, by Deed dated November 30, 1998 and recorded February 12, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5259, Page 1197, granted and conveyed unto Beth Ann Fisher.

Parcel Number: 19-00-00932-00-3.

Location of property: 629 Church Street, Royersford, PA 19468.

The improvements thereon are: Attached, two story, residential dwelling.

Seized and taken in execution as the property of **Beth Ann Fisher** at the suit of Nationscredit Financial Services Corporation. Debt: \$103,177.11.

Stephen M. Hladik, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-22823

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 8 on a Plan of Subdivision 'Meadowood' made by Herbert H. Metz, Inc., Civil Engineer and Surveyors, dated 10/26/81, revised 3/3/82 and recorded 3/11/82 in the Recorder of Deeds Office at Norristown, Pennsylvania, in Plan Book A-44, Page 137-A, being more particularly described, as follows, to wit:

BEGINNING at a point in the centerline of Deer Creek Road (50 feet wide at this point), said point being the two (2) following courses and distances from a nail found in the bed of Hollow Road (width not shown): (1) extending South 21 degrees, 19 minutes East, 65.32 feet to a point in the centerline of Deer Creek Road; (2) extending along the centerline of Deer Creek Road, on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 52.00 feet to the point and place of beginning; thence extending South 87 degrees, 43 minutes, 50 seconds East crossing the Northeasterly side of Deer Creek Road and within a drainage easement (of variable width) 1,139.36 feet to a point; thence extending in a Southeasterly direction on the arc of a circle curving to the right having a radius of 11,399.17 feet the arc distance of 9.11 feet to a point in line of lands of now or late Elmer and Lona S. Keyser; thence extending along said Keyser's land, South 48 degrees, 30 minutes, 17 seconds West, 356.19 feet to a point, a corner of Lot #9; thence extending along Lot #9 South 82 degrees, 08 minutes, 09 seconds West, 782.88 feet to a point on the centerline of Deer Creek Road; thence extending in a Northwesterly direction on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 32.00 feet to a point; thence extending North 13 degrees, 32 minutes, 52 seconds West, 252.16 feet to a point; thence extending on the arc of a circle curving to the left having a radius of 1300 feet the arc distance of 124.27 feet to a point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Brennan and Linda D. Brennan, h/w, by Deed from Linda D. Brennan and Daniel J. Brennan, her husband, dated 04/09/2001, recorded 04/17/2001 in Book 5356, Page 1408.

Parcel Number: 67-00-00733-40-6.

Location of property: 3169 Deer Creek Road, Worcester, PA 19490.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Brennan a/k/a Daniel Brennan and Linda Brennan a/k/a Linda D. Brennan** at the suit of Diplomat Property Manager, LLC. Debt: \$840,181.76.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-23065

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a Certain Plan thereof known as Plan of Lots made for A. L. Budd Corporation, by George B. Mebus, Inc., Engineers, dated June 1, 1960, and revised April 11, 1962, said plan recorded in Plan Book A-6, Page 114, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Swade Road (fifty feet wide), said point being the three following courses and distances from a point of curve on the Northwesterly side of Paper Mill Road (fifty-five feet wide): (1) leaving Paper Mill Road on the arc of a circle curving to the left, having a radius of twenty-five feet, the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southwesterly side of Swade Road; (2) North forty-six degrees, twenty-three minutes, thirty seconds West, along the Southwesterly side of Swade Road one hundred thirty-one and eighty-nine one-hundredths feet to a point of curve on the same; and (3) Northwestwardly, still along the Southwesterly side of Swade Road on the arc of a circle curving to the right, having a radius of four hundred seventy-five feet, the arc distance of twenty-two and thirty-one one-hundredths feet to the point of beginning; thence extending from said point of beginning, South forty-six degrees, seventeen minutes, fifty-six seconds West, one hundred forty-eight and fifty-one one-hundredths feet to a point; thence extending North fifty degrees, one minute, ten seconds West, one hundred four and forty-nine one-hundredths feet to a point; thence extending North fifty-five degrees, thirty-five minutes, thirteen seconds East, one hundred sixty-eight and forty-five one-hundredths feet to a point on the Southwesterly side of Swade Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Swade Road on the arc of a circle curving to the left, having a radius of four hundred seventy-five feet, the arc distance of seventy-seven feet, to the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Benjamin P. Buono and Alma T. Friedberger, by Deed from David Ford Abernethy and Phyllis K. Simon, dated 07/26/2007, recorded 08/13/2007 in Book 5660, Page 661.

Parcel Number: 52-00-17200-00-1.

Location of property: 703 Swade Road, Glenside, PA 19038-7344.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benjamin P. Buono and Alma T. Friedberger** at the suit of Sovereign Bank, N.A. formerly known as Sovereign Bank. Debt: \$448,611.52.

Peter Wapner, Attorney. I.D. #318263

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-24286

ALL THAT CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known as Lots Nos. 161 and 162 on a certain plan of lots called Oaklane Terrace surveyed for Wood Harmon Real Estate Association by Joseph W. Huster, Civil Engineer recorded at Norristown, Pennsylvania, in Deed Book 420, Page 500 and bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Avenue at the distance of sixty-four and eight one-hundredths feet Northeastwardly from the Northeastly side of Central Avenue.

CONTAINING in front or breadth on the said Oak Avenue fifty feet (each lot being twenty-five feet) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Oak Avenue one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Winslow D. Spady, Jr. by Deed from Dilbagh Singh Sandher and Balvinderjit Kaur Sandher, dated November 30, 2000 and recorded December 20, 2000 in Deed Book 5343, Page 0917. Parcel Number: 31-00-20803-00-1.

Location of property: 7307 Oak Avenue, Melrose Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Winslow D. Spady, Jr.** at the suit of MTGLQ Investors, L.P. Debt: \$144,994.92.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-26872

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Dawson Manor Construction Company" made by George B. Mebus, Registered Professional Engineer, dated December 14, 1953, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Round Meadow Lane (formerly Cornell Road) (fifty feet wide) a corner of Lot Number 57 on a Plan of Dawson Manor approved by the Board of Township Commissioners of the Township of Upper Moreland on December 14, 1953, said point being at the distance of one hundred forty feet measured North fifty-three degrees twenty-eight minutes thirty-nine seconds West from a point of tangent said point of tangent being at the arc distance of one hundred ninety-six and thirty-six one-hundredths feet measured in a Northeast, North and Northwesterly direction by a line curving to the left having a radius of one hundred twenty-five feet from a point of curve on the Northwesterly side of Round Meadow Lane (formerly Cornell Road) said point of curve at the distance of one hundred fifteen feet measured North thirty-six degrees thirty-one minutes twenty-one seconds East from a point of tangent of a radius corner which has a radius of twenty feet, said last mentioned point of tangent being at the tangent distance of twenty feet measured North thirty-six degrees thirty-one minutes twenty-one seconds East from a point of intersection which the said Northwesterly side of Round Meadow Lane (formerly Cornell Road) produced makes with the Northeastly side of Jarrett Lane (50 feet wide) produced; thence from the place of beginning and along the Northwesterly line of Lot Number 57 South thirty-six degrees thirty-one minutes twenty-one seconds West one hundred thirty-three and thirty-nine one-hundredths feet to a point in the rear line of Lot Number 63; thence along the rear line of Lot Number 63 North sixty degrees five minutes fifty-nine seconds West seventy and forty-seven one-hundredths feet to a point, a rear corner of Lot Number 55; thence along the Southeasterly line of Lot Number 55 North thirty-six degrees thirty-one minutes twenty-one seconds East one hundred forty-one and forty-seven one-hundredths feet to a point in the aforementioned Southwesterly side of Round Meadow Lane (formerly Cornell Road); thence along the said Southwesterly side of Round Meadow Lane (formerly Cornell Road) South fifty-three degrees twenty-eight minutes thirty-nine seconds East seventy feet to a point and place of beginning.

BEING Lot Number 56 Round Meadow Lane (formerly Cornell Road).

TITLE TO SAID PREMISES IS VESTED IN Robert M. Bross, Jr. and Pamela M. Bross, by Deed from Jon S. Pappas, dated 08/14/2006, recorded 10/02/2006, in Book 5617, Page 2718.

Parcel Number: 59-00-15472-00-3.

Location of property: 3890 Round Meadow Lane, Hatboro, PA 19040-3622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pamela M. Bross and Robert M. Bross, Jr.** at the suit of Federal National Mortgage Association. Debt: \$183,817.32.

Phelan Hallinan Diamond & Jones, LLP, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-32043

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery, Pennsylvania bounded and described according to a Subdivision Plan of Estates at Faraway Farm West made for The Cutler Group, Inc., made by Bursich Associates, Inc. dated 07/31/2000 last revised 11/28/2001 and recorded in Plan Book A-60, Pages 357 to 359, as follows, to wit:

BEGINNING at a point on the Northerly side of Buckwalter Road, said point being a corner of this and Lot No. 19 as shown on said plan; thence extending from said beginning point and along said side of Buckwalter Road, on an arc of a curve, curving to the left, having a radius of 525.00, the arc distance of 112.18 feet to a point corner of Lot No. 21; thence extending along Lot No. 21 North 13 degrees, 30 minutes, 13 seconds West, 493.43 feet to a point a corner in line of lands now or late Joseph and Pamela Rakowski, Jr.; thence extending along the same North 42 degrees, 34 minutes, 25 seconds East, 58.23 feet to a point a corner of lands now or late of Jon R. and Dorothy L. Pichelman; thence extending along the same South 54 degrees, 35 minutes, 02 seconds East, 219.28 to a point a corner of Lot No. 19; thence extending along Lot No. 19 South 01 degrees, 24 minutes, 40 seconds East, 380.74 feet to said beginning point.

BEING Lot No. 20 on said plan.

BEING the same property conveyed to Malama K. Chibwe who acquired title by virtue of a Deed from The Cutler Group, Inc., dated February 27, 2004, recorded March 11, 2004, at Deed Book 5499, Page 1805, Montgomery County, Pennsylvania.

Parcel Number: 61-00-00783-22-7.

Location of property: 135 Buckwalter Road, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Malama K. Chibwe** at the suit of U.S. Bank National Association, as Trustee for Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-4. Debt: \$489,111.10.

Meredith H. Wooters, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-34583

ALL THAT CERTAIN lot or parcel of land, with the dwelling unit thereon erected, situate in Heritage Manor, **Upper Merion Township**, Montgomery County, Pennsylvania, designated a Unit No. 3, of Building E, on a Certain Plan of Proposed Townhouses, prepared for Gambone Bro. Development Co., Inc. as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48, Page 390; described according to a As-Built Plan, prepared by Joseph J. Estock, Professional Land Surveyor, as endorsed in Deed Book 4930, Page 2447, as follows:

BEGINNING at a point on the centerline of the party wall between this and Unit No. 2, as shown on said Plan, which point is measured the three following courses and distances from a point on the centerline of Coates Alley (50.00 feet wide), as shown on said Plan: (1) leaving said centerline and extending North 26 degrees, 07 minutes, 13 seconds West 151.91 feet to a point, (2) North 30 degrees, 33 minutes, 13 seconds West 166.91 feet to a point, and (3) South 59 degrees, 26 minutes, 47 seconds West 38.93 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course bearing South 30 degrees, 33 minutes, 13 seconds East 20.00 feet, and extending of that width, in length or depth, Southwestwardly between parallel lines, at right angles thereto 42.00 feet.

Parcel Number: 58-00-03626-33-9.

Location of property: 633 Coates Lane, King of Prussia, PA 19406.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Craig A. Levin** at the suit of Heritage Manor Homeowners Association. Debt: \$25,413.28.

Barrow Hoffman, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$2,541.33. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-35894

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, "Valley Green Estates" prepared for Pat Sparango, Inc. prepared by Bernard Spector, Professional Engineer, dated 11-2-78, last revised 2-26-79, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-36, Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Sprango Lane (50 feet wide) which point is at the arc distance of 21.86 feet measured on the arc of a curve, curving to the right having a radius of 15.00 feet from a point of curve on the Southwesterly side of Anthony Drive (50 feet wide); thence extending from said point of beginning along the said Northwesterly side of Sprango Lane, the two following courses and distances, viz: (1) extending South 49 degrees, 04 minutes, 39 seconds West, the distance of 189.30 feet to a point of curve; and (2) thence extending on the arc of a curve, curving to the left, having a radius of 600.00 feet the arc distance of 19.94 feet to a point, a corner of Lot Number 34, as shown on said plan; thence extending North 42 degrees, 49 minutes, 36 seconds West, along Lot Number 34 the distance of 201.02 feet to a point; a corner of Lot Number 36, as shown on said plan; thence extending

North 55 degrees, 35 minutes, East along Lot Number 36, the distance of 250.55 feet to a point on the said Southwesterly side of Anthony Drive; thence extending South 34 degrees, 35 minutes, 00 seconds East, along the said side of Anthony Drive, the distance of 159.92 feet to a point of curve on the same; thence leaving the said Southwesterly side of Anthony Drive, on the arc of a curve, curving to the right, having a radius of 15.00 feet the arc distance of 21.86 feet to a point of tangent on the said Northwesterly side of Sprango Lane, being the first mentioned point of tangent and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

UNDER AND SUBJECT to agreement and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Hyung Kyouon Park and Hea Sook Park, his wife, by Deed from George L. Milyiori and Lenora Milyiori, his wife, dated 11/11/1983, recorded 02/13/1984, in Book 4729, Page 1515.

Hyung Kyouon Park's was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Hyung Kyouon Park's death on or about 05/25/2010, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 49-00-11792-32-7.

Location of property: 302 Anthony Drive, Plymouth Meeting, PA 19462-1108.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hea Sook Park** at the suit of U.S. Bank National Association.

Debt: \$764,402.25.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-03197

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of **Abington Township**, in the County of Montgomery, Commonwealth of PA. BEGINNING at a point in the Southwesterly side of Nyslor Avenue at the distance of 285 feet Southeastwardly from the Southeasterly side of Easton Road.

CONTAINING in front on Nyslor Avenue Southeastwardly 50 feet and extending of the width between parallel lines of depth Southwestwardly 112 feet.

BEING the same premises which Stan Montgomery by Deed dated 11/24/2006 and recorded 12/8/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5627 and Page 588, granted and conveyed unto Stan Montgomery and Eileen J. Penhollow.

Parcel Number: 30-00-47204-00-7.

Location of property: 2330 Nyslor Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eileen J. Penhollow and Stan Montgomery a/k/a Stanley B. Montgomery** at the suit of Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$234,119.65.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-06864

ALL THOSE CERTAIN two lots or tracts of land, situate in the Ninth Ward, **Pottstown Borough**, on the South side of Sixth Street, known as Lots 139 and 140 on a plan of Mathias G. Yergey's Addition to Pottstown and in accordance with survey by George F. Shaner, R.E. 6/14/1947, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South side of Sixth Street distant North 54 degrees 26? West, 237 feet 6 inches from the Southwest corner of Sixth and Johnson Streets and in the Easterly line of Lot No. 138, recently conveyed to John Wilhelm and Anna, his wife, thence along said lot South 35 degrees 34? West, 140 feet to a point on the Northerly side of a 20 feet wide alley, thence along said alley South 54 degrees 26? East, 60 feet to a point in line of Lot No. 141, thence along the same North 35 degrees 34? East, 140 feet to a point on the Southerly side of Sixth Street, thence along the same North 54 degrees 26? West, 60 feet to the point or place of beginning.

Parcel Number: 16-00-25996-00-7.

Location of property: 22 West Sixth Street, Pottstown, PA 19464.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Joshua M. Mott and Veronica Wood** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,428.85.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-10141

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 437 and 438 in a certain plan of lots known as The Plan of Willow Grove Heights, which said plan is recorded at Norristown in the Office for the Recording of Deeds in and for said County of Montgomery in Deed Book No. 380, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Highland Avenue at the distance of two hundred feet Northeastwardly from the Northeastly side of Lammott Avenue having a front on said Highland Avenue fifty feet and extending of that width in a Northwestwardly direction one hundred ten and fifty eight one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Durwin Godwin, Jr. by Deed from Patrylak Homes Limited, dated 05/16/2008, recorded 05/23/2008 in Book 5693, Page 2167.

Parcel Number: 30-00-28532-00-4.

Location of property: 1636 High Avenue, Willow Grove, PA 19090-4533.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Durwin Godwin, Jr.** at the suit of Bayview Loan Servicing, LLC. Debt: \$266,771.32.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-10529

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Revised Subdivision Plan, Section No. 2 "Hamilton Park" made by C. Raymond Weir, Registered Professional Engineer, dated November 26, 1957 and revised October 20, 1958 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania in Plan Book B-4, Page 97, as follows, to wit:

BEGINNING at a point on the Easterly side of Marie Road (50 feet wide) said point being the (5) following courses and distances from a point of curve on the Southeasterly side of Davis Road (50 feet wide): (1) leaving Davis Road on the arc of a circle curving to the left having a radius of 20.00 one-hundredths feet the arc distance of 31.41 one-hundredths feet to a point of tangent on the Northeastly side of Marie Road; (2) South 50 degrees, 00 minutes East along the Northeastly side of Marie Road 368.93 one-hundredths feet to a point of curve on the same; (3) Southeasterly and Southwardly partly along the Northeastly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 175.00 one-hundredths feet the arc distance of 139.86 one-hundredths feet to a point of tangent on the Easterly side of Marie Road; and (4) South 04 degrees, 12 minutes, 30 seconds East along the Easterly side of Marie Road 53.33 one-hundredths feet to a point of curve on the same; and (5) Southwardly still along the Easterly side of Marie Road on the arc of a circle curving to the left having a radius of 1679.69 one-hundredths feet the arc distance of 167.10 one-hundredths feet to the place of beginning; thence extending from said point of beginning North 80 degrees, 05 minutes, 30 seconds East, 187.00 feet to a point on the Westerly side of the Fort Washington Expressway (State Highway L.R. 783) (120 feet wide); thence extending Southwardly along the Westerly side of Fort Washington Expressway aforesaid on the arc of a circle curving to the left having a radius of 1492.69 one-hundredths feet the arc distance of 154.58 one-hundredths feet to a point; thence extending South 74 degrees, 09 minutes, 30 seconds West, 187.00 one-hundredths feet to a point on the Northeastly side of Marie Road; thence extending Northwestwardly and Northwardly parallel along the Northeastly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 1679.69 one-hundredths feet the arc distance of 173.94 one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 39 as shown on the above mentioned plan.

WHEREIN in the description the fifth course in describing the beginning point was erroneously given as the arc of a circle curving to the left having a radius of 679.69 feet whereas the same should have been the arc of a circle curving to the left having a radius of 1679.69 feet and the last course of the description was erroneously given as on the arc of a circle curving to the right having a radius of 679.69 feet whereas the same should have been the arc of a circle curving to the right having a radius of 1679.69 feet.

BEING the same premises which Jane B. Hedges by her Agent David W. Conver, appointed by letter of attorney dated 09/14/2010 and to be forthwith recorded in Montgomery County, Pennsylvania, by Deed dated 11/19/2010 and recorded 12/10/2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5787, Page 1482, granted and conveyed Unto Mark James Elliott, Jr.

Parcel Number: 39-00-02470-00-2.

Location of property: 405 Marie Road, a/k/a Marie Street, Lower Gwynedd, a/k/a Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark James Elliott, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$118,468.12.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-18896

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as The Village Condominium, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of July 3, 1963 P.L. #196 by the Recording in the Office for the Recorder of Deeds of Montgomery County, a Declaration dated May 8, 1978 and recorded on July 19, 1978 in Deed Book 4321 page 512 and Declaration Plan dated 12/2/1977 and recorded in Plan Book Condo 6 page 18 and a Code of Regulations dated 5/8/1978 and recorded in Deed Book 4321 page 530, being and designated on Declaration Plan as Unit 101 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1 408.

Parcel Number: 42-00-04529-00-1.

Location of property: 101 Village Lane, Lower Pottsgrove, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Lauren M. Talbott** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,891.69.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-24607

PREMISES "A"

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Northwestern half of Lot No. 146 on a Certain Plan of Lots of Hunter & Evans, recorded at Norristown in Deed Book No. 330 page 111, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Avenue (fifty feet wide) at the distance of two hundred and twenty-five feet Northwestwardly from the Northwesterly side of Grove Avenue (fifty feet wide).

CONTAINING in front or breadth on said side of Jefferson Avenue twenty-five feet and extending Southwestwardly of that width in length or depth between parallel lines at right angles to said Jefferson Avenue one hundred and fifty feet, the Southeasterly line thereof passing through the center of the party wall of the said message.

BOUNDED Northwestwardly by Lot No. 147, Southwestwardly by Lot No. 119, Southeastwardly by balance of Lot No. 146 and Northeastwardly by Jefferson Avenue aforesaid.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot No. 147 on a certain survey and plan of lots recently made by Hunter & Evans, Surveyors, and recorded in the Office for Recording Deeds, in and for the County of Montgomery at Norristown, in Deed Book No. 330, Page 111 and being on the Southwesterly side of a certain fifty feet wide street or avenue designated on said plan as Jefferson Avenue.

BEGINNING at a point on the said side of Jefferson Avenue and the distance of two hundred and fifty feet Northwestwardly from the Northwesterly side of Grove Avenue.

CONTAINING in front or breadth on said Jefferson Avenue fifty feet and extending of that width in length or depth between parallel lines at right angles to said Jefferson Avenue on hundred and fifty feet.

BOUNDED on the Southeast by Lot No. 146, on the Southwest by Lot No. 120, on the Northwest by Lot No. 148 and on the Northeast by Jefferson Avenue aforesaid.

BEING the same premises which William Benner Farran, Executor of the Estate of Charles Mongo, Deceased, by Deed dated December 4, 1969 and recorded December 15, 1969 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 3581, Page 1093, granted and conveyed unto William A. Mack, Jr. and Barbara Mack, his wife.

AND the said William A. Mack, Jr., hereby departed this life on or about June 8, 2008, thereby vesting title solely in his wife, Barbara Mack.

Parcel Number: 31-00-15403-00-1.

Location of property: 518 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Barbara Mack and United States of America - Department of Treasury - Internal Revenue Service** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-13. Debt: \$130,240.66.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-32283

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of The Fairgrounds prepared for Fairgrounds associates by Yerkes Associates, Consulting Engineers, Landscape Architects, Site Planners, Architects and Surveyors, dated August 3, 1982 and last revised on January 19, 1983 as recorded in the Recorder of Deeds Office, at Norristown, Montgomery County Plan Book A-44 Page 392, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Forty Foot Road, Route No. 463 (40 feet wide from the existing center line thereof), said point being measured the (3) following courses and distances from a point of curve on the Northeasterly side of Towamencin Avenue (90 feet wide at this point), thence (1) leaving the Northeasterly side of Towamencin Avenue on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Northwesterly side of Forty Foot Road, thence (2) North 66 degrees 36 minutes East 661.21 feet to a point of curve, thence (3) on the arc of a circle curving to the left having a radius of 1106.28 feet the arc distance of 7.93 feet to the point and place of beginning, thence extending from said point of beginning and along Lot No. 21, North 23 degrees 24 minutes West and crossing a certain 25 feet wide access and sanitary sewer and water easement, 150.61 feet to a point, a corner in the line of Lot No. 69 thence extending partly along the same and partly along Lot No. 70, North 61 degrees 58 minutes East 50.16 feet to a point, a corner in line of Lot No. 23, thence extending along the same South 23 degrees 24 minutes East and re-crossing the aforesaid easement, 153.18 feet to a point, a corner on the same Northwesterly side of Forty Foot Road thence extending along the same.

TITLE TO SAID PREMISES IS VESTED IN Al-Yassa R. Al-Mahi, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., dated 09/18/1998, recorded 10/27/1998, in Book 5246, Page 871.

Parcel Number: 09-00-00307-04-4.

Location of property: 335 West Broad Street, Hatfield, PA 19440-2911.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Al-Yassa R. Al-Mahi a/k/a Al Yassa R. Al Mahi** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$425,946.25.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-02311

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows:

BEGINNING at the intersection of the Easterly side of Ridge Turnpike Road and the Westerly side of a public road leading from Evansburg to Baptist Church; thence along the Easterly side of said Ridge Turnpike Road North 56 degrees, West 168 1/4 feet to a stake, a corner of lands now or late of Sarah Fry; thence along the same at right angles with the said Turnpike Road North 33 degrees, 40 minutes East, 120 1/2 feet to a stake along the Westerly side of a public road leading from Evansburg to Baptist Meeting House; thence along the Westerly side of said Road South 20 1/2 degrees, East 207 feet to the place of beginning.

BEING the same premises which Adam C. Arehart and Angela M. D'Orazio n/b/m Angela M. Arehart by Deed dated 4/30/2003 and recorded 6/30/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5462, Page 0967, granted and conveyed unto Adam C. Arehart and Angela M. Arehart, husband and wife.

Parcel Number: 43-00-12052-00-1.

Location of property: 3441 Ridge Pike, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Adam C. Arehart and Angela M. Arehart** at the suit of The Bank of New York Mellon, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2003-BC5. Debt: \$156,622.48.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-03289

ALL THAT CERTAIN lot or piece of land, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan "The Estates of Dublin" prepared for Robert M. Alper by Alon Engineering Associates, Inc., dated 5/17/1978, last revised 4/11/1979 and recorded in Plan Book A-36, Page 64, as follows, to wit:

BEGINNING at a point on the Southwest side of Denston Drive (50 feet wide) a corner of Lot No. 24 on said plan, which point is measured South 51 degrees, 42 minutes East, 125 feet from a point of tangent therein which point is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the Southeasterly side of Ft. Washington Avenue (50 feet wide); thence extending from said beginning point and along the Southwesterly side of Denston Drive aforesaid, the three following courses and distances, viz: (1) South 51 degrees, 42 minutes East, 93.50 feet to a point of curve therein, (2) on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 22.09 feet to a point of reverse curve therein, and (3) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 19.89 feet to a point of tangent on the Northwesterly side of Denston Drive; thence extending along the same the three following courses and distances, viz: (1) South 15 degrees, 50 minutes West, 2.20 feet to a point of curve therein, (2) on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 39.21 feet to a point of tangent therein; and (3) South 38 degrees, 18 minutes West, 110.67 feet to a point, a corner of Lot No. 22 on said plan; thence extending along the same North 51 degrees, 42 minutes West, 140 feet to a point, a corner of Lot No. 24 on said plan; thence extending along the same North 38 degrees, 18 minutes East, 158.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 on said plan.

CONTAINING 22,006 square feet of land, more or less.

BEING the same property which Stanley H. Burg and Dennise T. Burg, by Deed dated May 8, 1989 and recorded on May 15, 1989, with the Office of the Recorder of Deeds of Montgomery County in Deed Book 4910, Page 2491, granted and conveyed unto Young Woon Rim. The said Young Woon Rim departed this life vesting title in Dong M. Rim.

Parcel Number: 54-00-04658-38-2.

Location of property: 1005 Denston Drive, Ambler, PA 19002.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Dong M. Rim, Solely in his Capacity as Administrator of the Estate of Young Woon Rim a/k/a Young Rim, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$292,001.27

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-05722

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision prepared for The Cutler Group, Inc. made by Urwiler & Walter, Inc. dated 4/16/1990 last revised 4/16/1993 and recorded in Plan Book A-54, Page 258, as follows, to wit:

BEGINNING at a point on the Northwestern side of Penn View Lane (50 feet wide), said point being measured the two (2) following courses and distances from a point of curve of the Northeastly side of Clark Hill Drive (50 feet wide): (1) leaving Clark Hill Drive along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 36.32 feet to a point of tangent on the Northwestern side of Penn View Lane; and (2) North 67 degrees, 46 minutes, 58 seconds East, 136.30 feet to the place of beginning also being a corner of Lot No. 53 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 53 North 22 degrees, 15 minutes, 02 seconds West, 145.43 feet to a point a corner of Lot No. 51; thence extending along the same North 45 degrees, 16 minutes, 35 seconds East, 161.94 feet to a point on the Southwesterly side of Penn View Lane; thence extending Southeastwardly and Southwestwardly along the Southwesterly, Westerly and Northwestern side of Penn View Lane along the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 294.53 to a point of tangent; thence extending along the Northwestern side of Penn View Lane South 67 degrees, 46 minutes, 58 seconds West, 11.05 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Michael C. Stefanik and Maria D. Stefanik by Deed from Juan Espadas and Miriam Espadas a/k/a Miriam R. Espadas acting by and through her agent Juan Espadas dated June 22, 2007 and recorded on June 27, 2007 in the Montgomery County Recorder of Deeds in Book 5652, Page 1827.

Parcel Number: 43-00-10904-00-6.

Location of property: 3004 Penn View Lane, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria D. Stefanik and Michael C. Stefanik** at the suit of Federal National Mortgage Association. Debt: \$519,713.90.

Milstead & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-12379

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, designated as Lot No. 3803 on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A 26 page 19 A described according to a situate survey of the 3800 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point a corner of this and unit No. 3804, as shown on said plan, which point is measured the 9 following courses and distances from the point of intersection of the centerline of Main Drive and the title line in the bed of Buchert Road, as shown on side plan; (1) leaving said point of intersection South 28 degrees 23 minutes 35 seconds West 169.39 feet to a point (2) South 69 degrees 0 minutes 50 seconds East 80.77 feet to a point (3) South 26 degrees 18 minutes 0 seconds East 148.06 feet to a point of curve (4) on the arc of a curve curving to the right in a Southeastwardly to Southerly direction having a radius of 209.34 feet the arc distance of 186.58 feet to a point of tangent (5) South 24 degrees 46 minutes 0 seconds West 51.35 feet to a point of curve (6) on the arc of a curve curving to the right in a Southerly to Southwestwardly direction having a radius of 270.33 feet, the arc distance of 108.52 feet to a point of tangent (7) South 47 degrees 46 minutes 0 seconds West 62.70 feet to a point (8) South 74 degrees 13 minutes 0 seconds East, 129.96 feet and (9) South 15 degrees 47 minutes 0 seconds West 51.92 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course measured South 74 degrees 13 minutes 0 seconds East 18 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto 38 feet.

Parcel Number: 42-00-05119-78-8.

Location of property: 3803 Walnut Ridge, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Tina Updegrove** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,813.20.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-32778

ALL THOSE FIVE CERTAIN CONTIGUOUS lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania.

DESCRIBED according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, on the Ninth day of April, A.D., 1921, and recorded at Norristown, Pennsylvania, in Deed Book No. 830, Page 600, as follows:

BEGINNING at a point in the center line of Summer Avenue (forty feet wide) at the distance of one hundred forty feet, and seventy-seven one-hundredths feet Southwestwardly from the intersection of the center line of Summer Avenue with the center line of Cedar Avenue (forty feet wide).

CONTAINING together in front or breadth on the said center line of Summer Avenue one hundred feet (each lot being twenty feet in front) and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the center line of Summer Avenue one hundred thirty-two feet.

BEING Lots Nos. 429-to-433 inclusive on said plan.

TITLE TO SAID PREMISES IS VESTED IN Donna Ann Bradney and Howard C. Bradney, Jr., w/h, by Deed from Carl T. Heberly, dated 07/29/1998, recorded 08/07/1998 in Book 5235, Page 2040.

Parcel Number: 36-00-10813-00-5.

Location of property: 218 Summer Avenue, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard C. Bradney a/k/a Howard C. Bradney, Jr. and Donna Ann Bradney** at the suit of JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$88,223.99.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-00798

ALL THAT CERTAIN lot or piece of ground, situate **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan Subdivision made for Arthur J. Schwartz, Inc., by Boucher and James, Inc., Engineers, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, Norristown, Pennsylvania on 4/2/1964 in Plan Book B-9, Page 61, as follows, to wit:

BEGINNING at a point on the Northwestern side of a cul-de-sac (of irregular width) at the end of Hawthorne Lane said point being the 4 following courses and distances from a point of reverse curve on the Northeastly side of Church Road (60 feet wide): (1) leaving Church Road on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.77 feet to a point of tangent on the Northwestern side of Hawthorne Lane (50 feet wide); (2) Northeastwardly along the Northwestern side of Hawthorne Lane 251.21 feet to a point of curve on the same; (3) Northeastwardly and Northwardly partly along the Northwestern and Westerly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 30.00 feet the arc distance of 24.38 feet to a point reverse curve on the same; and (4) Northwardly and Northeastwardly partly along the Westerly and Northwestern sides of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 67.61 feet to the point of beginning; thence extending from said point of beginning North 16 degrees, 16 minutes West, 201.02 feet to a point; thence extending South 51 degrees, 58 minutes East, 216.12 feet to a point; thence extending South 51 degrees, 58 minutes East, 216.12 feet to a point; thence extending; thence extending South 42 degrees, 49 minutes West, 97.00 feet to a point on the Northeastly side of the aforesaid cul-de-sac; thence extending Northwestwardly and Southwestwardly partly along the Northeastly and Northwestern sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 50.0 feet the arc distance of 51.56 feet to the first mentioned point and place of beginning.

BEING Lot Number 8 as shown on the above mentioned plan.

BEING the same premises which United Companies Lending Corporation, a LA Corporation, acting herein by its Attorney-in-Fact, Keystone Asset Management, Inc., a PA Corporation, by Deed dated 10/19/2000 and recorded 10/30/2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5336, Page 2209, granted and conveyed unto Vernon D. Ackridge.

Parcel Number: 31-00-13825-00-4.

Location of property: 8124 Hawthorne Lane, Cheltenham Township, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vernon D. Ackridge** at the suit of Wells Fargo Bank, N.A. s/b/m to World Savings Bank, FSB. Debt: \$95,559.60.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-01735

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described according to a Subdivision entitled 'Meadow View Estates' prepared for Cathlin Corporation, drawn by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, Pennsylvania dated 1/9/1992 and recorded in Plan Book A-53 pages 153 and 154, as later and last revised 5/18/1992 and recorded in Plan Book A-53 pages 319 and 320 as follows, to wit:

BEGINNING at a point of curve on the Southeastly side of Hood Lane (50 feet wide) said point being a corner of Lot No. 16 on the above-mentioned Plan and place of beginning; thence extending from said place of beginning and extending along Lot No. 16, South 46° 2' 30" East, 115.47 feet to a point in line of Open Space; thence extending along said Open Space, South 43° 57' 30" West, 28 feet to a point a corner of Lot No. 14; thence extending along Lot No. 14, North 46° 2' 30" West, 115 feet to a point on the Southeastly side of Hood Lane; thence extending along the Southeastly side of Hood Lane the two following courses and distances, viz: (1) North 43° 57' 30" East, 15.12 feet to a point of curve; and thence (2) on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 12.89 feet to a point a corner of Lot No. 16, being the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

UNDER AND SUBJECT, inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration for Meadowview Estates Homeowners Association, dated 11/7/1991 as recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 4991 page 390 & c., and any amendments to the said Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the grantee, its heirs, personal representatives, successors and assigns by acceptance and condition of this indenture acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto; the By-Laws, rules and regulations promulgated thereunder; acknowledge the each and every provisions thereof is essential to the successful operation and management of Meadowview Estates Homeowners Association and is in the best interest and for the benefit of all owners of lots therein and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Ronald Schwartz and Lori Schwartz, by Deed from Eleni C. Houchins, dated 8/4/1997, recorded 9/9/1997 in Book 5199, Page 82.

Parcel Number: 54-00-08680-86-9.

Location of property: 1756 Hood Lane, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Schwartz and Lori Schwartz** at the suit of Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-16. Debt: \$445,900.34.

Law Office of Gregory Javardian, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-01762

ALL THAT CERTAIN UNIT or parcel of land, situate in **East Norriton Township**, County of Montgomery, and State of Pennsylvania and designated and shown on plan of subdivision made for Phillip C. Giovinco by Urwiler and Walter, Inc., dated 2/4/1985 last revised 1/8/1986 and recorded 1/28/1986 in plan book A-47 page 106.

TOGETHER with and subject to the rights, conditions, provisions and restrictions as set forth in a certain declaration of restrictions, covenants and easements of Barley Sheaf Homeowner Association.

ALSO, UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of easements, conditions and restrictions by Barley Sheaf Homeowners Association dated 08/21/1986 recorded 08/26/1986 in Deed Book 4810-Page 1826 and any amendments to the said declaration, as the same may be made from time to time.

BEING part of the same premises which Phillip C. Giovinco by indenture bearing date the 14th day of November A.D. 1985 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on November 2, A.D. 1985 in Deed Book 4784-Page 2274, granted and conveyed unto the Cheltenham Service Group, Inc., in fee.

Parcel Number: 33-00-00539-86-8.

Location of property: 147 Barley Sheaf Drive, East Norriton, PA 19403.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Lonna Ellis** at the suit of Barley Sheaf Homeowners Association. Debt: \$7,342.83.

Barrow Hoffman, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$734.29 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-04289

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of PA, bounded and described according to a Final Plan of Section 6 of Justa Farms, made by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors, Warrington, Pa., dated 31/11/1967 and last revised on 7/26/1972, which plan is recorded in the Office, of the Recorder of Deeds in and for the County of Montgomery at Norristown, PA, in Plan Book No. B-30 page 1 as follows, to wit:

BEGINNING at a point on the Northerly side of Mettler Road (50 feet wide), which point is at the arc distance of 29.04 feet measured along the arc of a curve, curving to the right, having a radius of 20 feet, from a point of curve on the Northwestern side of Loop Road (50 feet wide), thence extending from said beginning point, and along the said Northerly, and also the Northwestern side of Mettler Road as shown on said plan, along the arc of a curve, curving to the left, having a radius of 360 feet, the arc distance of 154.91 feet to a point on the Northwestern side of Mettler Road, thence extending along line of Lot No. 295 on said plan, North 35 degrees 2 minutes 40 seconds West, the distance of 183.94 feet to a point; thence extending along line of lands now or late of J.D.M. Materials, Inc., as shown on said plan, North 54 degrees 37 minutes 20 seconds East, the distance of 140 feet to a point; thence extending along line of Lot No. 29 on said plan, South 31 degrees 40 minutes 9 seconds East a portion of the distance along a certain 20 feet wide drainage right of way, as shown on said plan, the distance of 275.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 296 on said plan; and containing 29,769.4 square feet of ground, more or less.

TITLE TO SAID PREMISES VESTED IN Boris Berler and Sally Berler by Deed from Terry Konstantis dated April 9, 1996 and recorded on May 9, 1996 in the Montgomery County Recorder of Deeds in Book 5147, Page 388 as Instrument No. 006601.

Parcel Number: 41-00-05695-52-8.

Location of property: 1291 Mettler Road, Lower Moreland Township, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Boris Berler a/k/a Boris B. Berler and Sally Berler** at the suit of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its Individual Capacity, but Solely as Trustee of the Brougham Fund I Trust. Debt: \$211,666.55.

Milstead & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-09594

ALL THAT CERTAIN four lots or pieces of ground, situate in **Abington Township**, County of Montgomery, State of Pennsylvania, on the Southeast side of Maple Avenue at the distance of four hundred feet Southwest side of Summit Avenue.

CONTAINING together in front or breadth on the said Maple Avenue one hundred feet (each lot twenty-five feet deep) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Maple Avenue one hundred and fifty feet.

BEING known as Lots Number 253, 254, 255 and 256 on Plan of Burholme Terrace as recorded at Norristown in Deed Book No. 460, Page 500.

TITLE TO SAID PREMISES VESTED IN Curtis Levin and Veronica Levin by Deed from David Russell Snyder Executor Under Will of Maurice Monroe Snyder, Deceased dated May 28, 2003 and recorded on June 30, 2003 in the Montgomery County Recorder of Deeds in Book 5462, Page 1187 as Instrument No. 013037.

Parcel Number: 30-00-74964-00-3.

Location of property: 117 Zane Avenue, Jenkintown, PA 19046-5123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Curtis Levin and Veronica Levin** at the suit of Wells Fargo Bank, N.A. Debt: \$222,589.64.

Milstead & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-09753

ALL THAT CERTAIN property, situated in **Upper Merion Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a deed dated 06/24/1991 and recorded 07/12/1991, among the land records of the County and State set forth above, in Deed Volume 4980 and Page 2426.

TITLE TO SAID PREMISES IS VESTED IN Booker T. Hobbs, Jr., by Deed from Booker T. Hobbs, Jr. and Evelyn C. Hunter, dated June 24, 1991 and recorded July 12, 1991 in Deed Book 4980, Page 2426. The said Booker T. Hobbs, Jr., died on November 9, 2016 without a will or appointment of an Administrator.

Parcel Number: 58-00-02006-15-9.

Location of property: 2204 Brandenburg Way, King Of Prussia, Pennsylvania 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen Hobbs, Known Surviving Heir of Booker T. Hobbs, Jr., Christopher Hobbs, Sr., Known Surviving Heir of Booker T. Hobbs, Jr., Brandon Hobbs, Known Surviving Heir of Booker T. Hobbs, Jr. and Unknown Surviving Heirs of Booker T. Hobbs, Jr.** at the suit of Live Well Financial, Inc. Debt: \$187,178.07.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-14636

ALL THAT CERTAIN lot, tract, or parcel of land and premises hereinafter particularly described, situate, lying and being in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Survey made by Reeder and Magarity, Professional Engineers, of Upper Darby, Pennsylvania, dated the 1st day of November 1956, with additions dated the 16th day of November 1956, as follows to wit:

BEGINNING at a point on the Northwestern side of Sandringham Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwestern side of Gainsboro Circle (50 feet wide); (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 27.53 feet to a point of reverse curve on the Northwestern side of Sandringham Road and (2) Southwestwardly along the Northwestern side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 99.85 feet to the place of beginning; thence extending from the said point of beginning Southwestwardly along the Northwestwardly side of Sandringham Road

on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 73.45 feet to a point in line of Lot No. 38 on said Plan; thence extending along the same North 33 degrees, 12 minutes West 129.37 feet to a point; thence extending North 59 degrees, 38 minutes, East 78.97 feet to a point in line of Lot No. 40 on said Plan; thence extending along the same South 30 degrees, 22 minutes East 138.17 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 39 (1218) Sandringham, on said Plan.

TOGETHER with and subject to the free and uninterrupted right, liberty and privilege of using the presently existing driveway apron erected partly on the hereinabove described and granted premises and partly on the premises adjoining to the Northeast in common with the owners, tenants and occupiers of the premises adjoining to the Northeast at all times hereafter forever; subject, nevertheless to the proportionate part of the expenses in keeping same in good order and repair.

UNDER AND SUBJECT, nevertheless, to the Agreements, Easements, Ordinances, Covenants and Rights-of-way of Record.

BEING the same premises which Elayne Bresson, by Deed dated December 08, 2004 and recorded in the Montgomery County Recorder of Deeds Office on January 24, 2005 in Deed Book 5541, page 985, Deed Instrument #2005012535, granted and conveyed unto Rachel R. Thomas.

Parcel Number: 40-00-53480-00-3.

Location of property: 1218 Sandringham Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel R. Thomas** at the suit of Wilmington Trust Company, not in its Individual Capacity, but Solely as Successor Trustee to U.S. Bank National Association, as Trustee, for MASTR Alternative Loan Trust 2005-3. Debt: \$450,100.20.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-14812

ALL THAT CERTAIN tract or lot or piece of land with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with an "As Built Plan of Lot No. 46" of Maple Ridge prepared by Bursion Associates, Inc., Pottstown, Pennsylvania, Drawing No. 71409-46, dated October 2, 1991 as follows to wit:

BEGINNING at an interior point which point is measured the three next following courses and distances from a point on the center line of Dogwood Court, viz: (1) South 21 degrees 45 minutes 13 seconds East 54.00 feet to a point, a corner of Lot No. 43: (2) South 54 degrees 56 minutes 00 seconds West 50.00 feet to a point making the Northwestern corner of Lot No. 45; and (3) South 25 degrees 04 minutes 00 seconds East 2.00 feet to the point of beginning, said point being the Northwestern corner of this premises and in the middle of the partition wall dividing this premises and Lot No. 45 aforesaid; thence extending along the same and through the middle of said partition wall South 25 degrees 04 minutes 00 seconds East 35.35 feet to a point at the Southeast corner of this premises; thence extending along the Southerly line of this premises South 64 degrees 56 minutes 00 seconds West 20.00 feet to a point marking Southwesterly corner of this premises; thence extending North 25 degrees 04 minutes 00 seconds West, and along the middle of the partition wall dividing this premises and Lot No. 47, 35.35 feet to a point marking the Northwestern corner of this premises; thence extending along the Northerly line of this premises North 04 degrees 56 minutes 00 seconds East 20.00 feet to the first mentioned point and place of beginning.

BEING known and designated as House #419 and Lot No. 46 on the above-mentioned plan.

Parcel Number: 42-00-01254-41-4.

Location of property: 419 Dogwood Court, Lower Pottsgrove, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Christine Murphy** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,589.46.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-15180

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, of Montgomery County and Commonwealth of Pennsylvania, bounded and described according to two certain plans thereof, one plan thereof as Final Plan of Section One of "Albidaire", dated January 4, 1965 and last revised April 27, 1965, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A 8, Page 124, and the other plan thereof known as Final Plan of Section Number 2 of "Albidaire", dated August, 1965 and last revised October 5, 1965, both plans made for Victor and Milton Cutler by Engineering and Planning Associates, Inc., as follows, to wit:

BEGINNING at a point on the Northwestern side of Twin Silo Lane (50 feet wide), in the bed of a certain 20 feet wide Water Line Easement, said point being the three (3) following courses and distances, from a point of curve on the Southeast side of Chimney Swift Drive (50 feet wide): (1) leaving Chimney Swift Drive, on the arc of

a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of compound curve on the Northwesterly side of Twin Silo Lane; (2) Southeastwardly along the Northeasterly side of Twin Silo Lane, on the arc of a circle curving to the left having a radius of 275 feet, the arc distance of 41.73 feet, to a point of tangent, on the same; and thence (3) South 55 degrees, 52 minutes, 15 seconds East, still along the Northeasterly side of Twin Silo Lane, crossing the Northwesterly side of the aforementioned Water Line Easement, 296.93 feet to the point of beginning; thence, extending from said point of beginning, North 34 degrees, 07 minutes, 45 seconds East, through the bed of aforementioned 20 feet wide Water Line Easement, 142 feet to a point; thence extending along South 55 degrees, 52 minutes, 15 seconds East crossing the Southeasterly side of aforementioned Easement, 112.50 feet to a point; thence extending South 34 degrees, 07 minutes, 45 seconds West, 142 feet to a point, on the Northeasterly side of Twin Silo Lane, aforementioned; thence, extending North 55 degrees, 52 minutes, 15 seconds West, along the Northeasterly side of Twin Silo Lane, re-crossing the Southeasterly side of the aforementioned 20 feet wide water line easement, 112.50 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain rights, easements, conditions and restrictions as may now appear of record. CONTAINING in area 15,975.00 square feet.

BEING known as Lot 8, Section 1, as shown on the above mentioned.

BEING the same premises which The Elaine H. Greenberg Revocable Trust by Deed dated 09/23/2004 and recorded 10/12/2004, in the County of Montgomery, in Deed Book 5528, Page 2239 granted and conveyed unto Kenneth M. Indictor and Deborah J. Indictor, husband and wife, in fee.

Parcel Number: 41-00-09061-00-6.

Location of property: 1033 Twin Silo Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Deborah J. Indictor and Kenneth M. Indictor** at the suit of U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-8, Mortgage Loan Pass-Through Certificates, Series 2005-8. Debt: \$375,691.82.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-19996

ALL THAT CERTAIN property, situate and being known as Block 16008, Unit 002, 512 Chestnut Street, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania.

BEING more fully described in a deed dated 4/30/15, and recorded on 6/9/15, in Book 5957, Page 590.

Parcel Number: 16-00-05676-00-5.

Location of property: 512 Chestnut Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **JDL Property Management, L.L.C.** at the suit of Pottstown Borough Authority. Debt: \$1,340.92.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-22402

ALL THAT CERTAIN lot or piece of land, situate in **Telford Borough**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a plan of Section #4 Telford Gardens made on 11/13/58 and last revised on 8/5/59 by Herbert H. Metz, Inc., Registered Engineers of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwesterly side of North View Avenue (50 feet wide) a corner of Lot #74 on said plan, which point is measured the four following courses and distances along the said side of North View Avenue from a point on the Southeasterly side of North View Avenue from a point on the Southeasterly side of Church Road (41.5) feet wide, viz: (1) leaving Church Road along a line curving to the right having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent; (2) South twenty-seven degrees, one minute East, fifty and eight one-hundredths feet to a point of curve; (3) along a line curving to the left having a radius of two hundred forty feet the arc distance of thirty-three and twenty-six one-hundredths feet to a point of tangent; and (4) South thirty-four degrees, fifty-seven minutes, thirty seconds East, sixty-three and thirty one-hundredths feet to a point of beginning; thence continuing along the said side of North View Avenue, South thirty-four degrees, fifty-seven minutes, thirty seconds East, eighty-five and eight one-hundredths feet to a point a corner of Lot No. 76 on said plan; thence extending along the same South fifty-two degrees, thirty-three minutes West, one hundred eight and five one-hundredths feet to a point a corner of Lot No. 70 on said plan; thence extending along the same North thirty-seven degrees, twenty-seven minutes West, eighty-five feet to a point, a corner of Lot No. 74 on said plan; thence extending along the same North fifty-two degrees, thirty-three minutes East, one hundred eleven and seventy-five one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 75 North View Avenue of aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Candice L. Strong, by Deed from Candice L. Strong and Stacy E. Strong, dated 05/04/2004, recorded 06/15/2004, in Book 5511, Page 2123.

Parcel Number: 22-02-01693-00-2.

Location of property: 324 Northview Avenue, Telford, PA 18969-1961.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Candice L. Strong a/k/a Candice Strong** at the suit of U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2004-1, Adjustable Rate Mortgage Backed Pass Through Certificates, Series 2004-1. Debt: \$123,539.53.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-28035

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, and described according to a plan of part of "Moreland Village", Section No. 2, made for Stenton Builders, Inc., by George B. Mebus, Registered Professional Engineer bearing dated the 8th of August, A.D., 1950 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2103, Page 601, as follows, to wit:

BEGINNING at a point of the Northeasterly side of Manor Road (50 feet wide) at the distance of eighty feet measured on a bearing on North forty-seven degrees, fifty-seven minutes, twenty seconds West along the said side of Manor Road from a point of tangent in the same, said point of tangent being at the distance of thirty-one and forty-one one-hundredths feet measure on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Northwesterly side of Bensal Road (50 feet wide); thence extending North forty-seven degrees, fifty-seven minutes, twenty seconds West along the said side of Manor Road fifty-nine feet to a point; thence extending North forty-two degrees, two minutes, forty seconds East, one hundred ten feet to a point; thence extending South forty-seven degrees, fifty-seven minutes, twenty seconds East, six and eighty-three one-hundredths feet to a point; thence extending South thirty-three degrees, eighteen minutes, twelve seconds East, fifty-three and ninety-one one-hundredths feet to a point; thence extending South forty-two degrees, two minutes, forty seconds West, ninety-six and thirty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING the Easternmost fifty-nine feet of Lot Number Nine as shown on the said plan.

BEING the same premises which Michele Lee, by Deed dated September 16, 2003 and recorded November 18, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5481, Page 2494, granted and conveyed unto Michael Bickings.

Parcel Number: 59-00-12058-00-6.

Location of property: 440 Manor Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Bickings** at the suit of Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee. Debt: \$275,182.47.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-30194

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan for "Burnside Village, Inc.", made by Yerkes Associates, Consulting Engineers, Surveyors, Bryn Mawr, Pennsylvania, dated March 14, 1977, as follows to wit:

BEGINNING at a point on the Northeasterly side of Davis Drive (no width given), which point is measured the two following courses and distances from a point of curve on northwest side of Deacon Drive Southeast Leg (no width given): (1) on the arc of a circle curving to the right, having a radius of twenty feet, the arc distance of Thirty one and fifty four one-hundredths feet to a point of tangent on the Northeasterly side of David Drive; and (2) along same North forty eight degrees, fifty seven minutes, forty five seconds West, One hundred forty four and eighty seven one-hundredths feet; thence from said beginning point and extending along the Northeasterly, Easterly and Southeasterly sides of David Drive the two following courses and distances: (1) North forty eight degrees, fifty seven minutes, forty five seconds West, One and six one-hundredths feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of One hundred sixty five feet the arc distance of Two hundred thirty six and four one-hundredths feet to a point, a corner of Lot 111; thence along said lot, South forty nine degrees, nineteen minutes, fifty seconds East, One hundred sixty three and fifty three one-hundredths feet to a point in line of Lot 120; thence partly along same and along Lot 121, South forty degrees, forty minutes, ten seconds West, One hundred forty two and ninety nine one-hundredths feet to the first mentioned point and place of beginning. Being Lot No. 110 on said Plan.

Parcel Number: 63-00-01880-03-7.

Location of property: 2025 Davis Drive, West Norriton, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Justin Reagor and Andrew Reagor** at the suit of West Norriton Township. Debt: \$1,338.33.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-00252

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of "Woodbrook" made for Renovations by Design by Chambers Associates Inc. Consulting Engineers and Surveyors dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24 page 2 bounded and described as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Laura Lane (50 feet wide) a corner of this and Lot No. 24 on the above plan; thence extending along Lot No. 24 North 48 degrees 50 minutes 15 seconds West 97.99 feet to a point; thence extending North 41 degrees 09 minutes 45 seconds East 34.00 feet to a point in line of Detention Basin Area; thence extending along said basin the two following courses and distances; (1) South 48 degrees 50 minutes 15 seconds East 87.10 feet to a point; (2) South 37 degrees 00 minutes 47 seconds East 16.13 feet to a point on the aforesaid side of Laura Lane; thence extending along Laura Lane along the arc of a circle curving to the left having a radius of 325.00 feet the Arc distance of 31.10 feet to a point a corner of Lot No. 24 aforesaid the first mentioned point and place of beginning.

Parcel Number: 60-00-01629-00-3.

Location of property: 1681 Laura Lane, Upper Pottsgrove, Pennsylvania 19464.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Elizabeth A. Bellantoni** at the suit of Township of Upper Pottsgrove. Debt: \$1,373.35.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-01119

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Southeasterly side of Jackson Avenue (formerly Pennsylvania Avenue) at the distance of three hundred fifteen feet six and one-half inches Northeastwardly from the Northeastly side of Mt. Carmel (formerly Pennsylvania or Maple) Avenue in **Upper Dublin Township**, County of Montgomery, and State of Pennsylvania.

CONTAINING in front or breadth on the said Jackson (formerly Pennsylvania) Avenue twenty-five feet and extending of that width in length or depth Southeastwardly on the Northeastly line thereof one hundred ten feet and seven-eights inches and on the Southwesterly line thereof one hundred ten feet eleven and one-quarter inches.

BEING THE SAME PREMISES conveyed to Kenya L. Minor, by deed from Oscar R. Grimes, dated 10/07/2003 and recorded 12/11/2003 in Book 5485, page 1735.

Parcel Number: 54-00-08815-00-5.

Location of property: 131 Jackson Avenue, Glenside a/k/a North Hills, PA 19038.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Kenya L. Minor** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC. Debt: \$83,607.94.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-01355

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania known and designated as Lot Nos. 46 and 47 on a Certain Plan of Lots made for Clark M. Hill by William J. Muldrew, Surveyor and Regulator; Jenkintown, Pennsylvania and recorded at Norristown, Pennsylvania in Deed Book No. 904 page 600 and described together as follows, to wit:

BEGINNING at a point on the Northerly side of Edgehill Road (33 feet wide) at the distance of 112.06 feet West of the radius corner of the Northwesterly corner of Susquehanna Road (38 feet wide) and Edgehill Road; thence along the Northerly side of Edgehill Road, South 66 degrees 7 minutes 20 seconds West, 50 feet; thence by Lot No. 45, North 23 degrees 52 minutes 40 seconds West, 161.31 feet; thence by Lot No. 13, North 66 degrees 7 minutes 20 seconds East, 50 feet; thence by Lot No. 48, South 23 degrees 52 minutes 40 seconds East; 161.31 feet to the place of beginning.

BEING THE SAME PREMISES which Steadfast Home Solutions, LLC, by Deed Dated 8/11/2011 and Recorded 8/30/2011, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5811, Page 1856, granted and conveyed unto Sean I. Birch and Sharlan S. Birch, husband and wife and Lawrence Christopher.

Parcel Number: 30-00-15560-00-7.

Location of property: 1090 Edge Hill Road, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sean I. Birch, Lawrence Christopher, and Sharlan S. Birch** at the suit of JPMorgan Chase Bank, National Association. Debt: \$236,080.00.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-02537

ALL THAT CERTAIN lot or piece of ground, situate on the Northwesterly side of Jenkintown Road (33 feet wide) in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and bounded and described in accordance with a Survey and Plan thereof made by Charles E. Mebus, Registered Engineer, Glenside, Pennsylvania, dated November 23, A.D. 1939 as follows, to wit:

BEGINNING at a point 115 feet Northeastwardly from the Northwesterly side of Edgewood Road (40 feet wide); thence extending South 89 degrees 6 minutes 16 seconds West 184.63 feet to a point; thence extending North 6 degrees 49 minutes 5 seconds East 99.27 feet to a point; thence extending North 89 degrees 6 minutes 16 seconds East 175.83 feet to point on the Northwesterly side of Jenkintown Road; thence extending South 1 degree 44 minutes 11 seconds West along the said side of Jenkintown Road 98.47 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED in Anthony Cardwell and Cornella Cardwell by deed from Fannie Mae A/K/A Federal National Mortgage Association by its Attorney in Fact Phelam Hallinan & Schmieg, LLP, by Power of Attorney recorded on 12/4/2007 in Book #0227 Page #02136 dated October 6, 2008 and recorded November 18, 2008 in Deed Book 5714, Page 01066.

Parcel Number: 31-00-15496-00-7.

Location of property: 8308 Jenkintown Road, Elkins Park, Pennsylvania 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony Cardwell and Cornella Cardwell** at the suit of Branch Banking and Trust Company. Debt: \$287,783.94.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-04201

ALL THAT CERTAIN Lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Section Number 1 "Whitehall" made by Donald H. Schurr, Civil Engineer and Surveyor, dated March 20, 1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-7, page 125, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Nottingham Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Wellington Road (50 feet wide): (1) Leaving Wellington Road on the arc of a circle curving to the left having a radius of 20.00 feet; the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Nottingham Road; and (2) North 41 degrees 17 minutes 30 seconds East along the Northwesterly side of Nottingham Road 196.91 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of Nottingham Road 100 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Nottingham Road 150.00 feet.

BEING Lot Number 95 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher Foster and Stephanie Harris by deed from Janice N. Evans dated April 23, 2008 and recorded May 8, 2008 in Deed Book 5691, Page 02862

Parcel Number: 33-00-06421-00-8.

Location of property: 3105 Nottingham Road, Norristown, Pennsylvania 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Foster and Stephanie Harris** at the suit of Bank Of America, N.A. Debt: \$299,360.82.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-07556

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania.

BEGINNING at a point in the Northeasterly right of way line of the North Pennsylvania Railroad at the distance of 306.69 feet Northwestwardly from the intersection which the Northwesterly side of Limekiln Turnpike (50 feet wide at this point), makes with the said Northeasterly right of way line of the North Pennsylvania Railroad; thence extending along the same North 41 degrees 28 minutes West 34.08 feet to a rail monument; thence still along the same, North 51 degrees 32 minutes West 36.54 feet to a rail monument; thence along the other land of the said North Pennsylvania Railroad North 08 degrees 11 minutes West 137.74 feet to a stone in the Southwesterly side of Limekiln Turnpike; thence along the same South 43 degrees 31 minutes 30 seconds East 182.58 feet to a point, thence South 46 degrees 28 minutes 30 seconds West 75.82 feet to the place of beginning.

BEING THE SAME PREMISES CONVEYED TO Joseph L. Andreacchio, by deed from Louis Andreacchio, dated 9/4/1987 and recorded 9/15/1987 in Book 4851, page 251.

Parcel Number: 30-00-37892-00-4.

Location of property: 2700 Limekiln Pike, Glenside, PA 19038.

The improvements thereon are: A commercial property.

Seized and taken in execution as the property of **Joseph L. Andreacchio and The United States of America** at the suit of Bayview Loan Servicing, LLC. Debt: \$237,776.06.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-07644
PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Jenkintown, PA dated 9/19/1949, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly side of Susquehanna Road (40 feet wide) (State Highway) at the distance of 15.91 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the northwesterly side of Jericho Road (50 feet wide); thence extending from said point of a beginning north 51 degrees 19 minutes 30 seconds west along the northeasterly side of said Susquehanna Road 69.77 feet to a point; thence extending north 37 degrees 14 minutes east through Lot No. 533, 112.99 feet to a point; thence extending south 52 degrees 46 minutes east partly through Lot No. 533 and through Lot No. 532, 80 feet to a point on the northwesterly side of said Jericho Road; thence extending south 37 degrees 14 minutes west along the northwesterly side of said Jericho Road 104.75 feet to a point of curve in same; thence extending in a northwesterly direction on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.96 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of property made for Ben H. Ingber and Louis Phillips, part of "Highland Farms" by Charles E. Shoemaker, Registered Professional Engineer and Surveyor, dated 6/7/1950 as follows, to wit:

BEGINNING at a point on the northwesterly side of Jericho Road (50 feet wide) which point is measured north 37 degrees 14 minutes east 104.75 feet from a point of curve, which last mentioned point is measured along the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.96 feet from a point on the northeasterly side of Susquehanna Avenue (40 feet wide); thence extending from said beginning point north 52 degrees 46 minutes west 80 feet to a point, a corner of this and on a line of Lot No. 533; thence extending through the same north 37 degrees 14 minutes east 35.14 feet to a point, a corner; thence extending south 52 degrees 46 minutes east 80 feet to a point on the northwesterly side of Jericho Road aforesaid; thence extending along the same south 37 degrees 14 minutes west 35.14 feet to the first mentioned point and place of beginning.

BEING No. 532 and part of Lot No. 533 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William B. Coleman by deed from William W. Vorse dated August 25, 2015 and recorded August 31, 2015 in Deed Book 5968, Page 125.

Parcel Number: 30-00-64604-00-4.

Location of property: 2053 Susquehanna Road, Abington, Pennsylvania 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William B. Coleman** at the suit of Home Point Financial Corporation. Debt: \$274,218.71.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-08076

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Site Plan of subdivision known as Southview, prepared by Protract Engineering, Inc., dated Marcy 14, 2003, last revised October 25, 2005 and recorded in Plan Book 26 pages 70, 71, 72, 73 and 73A, as follows, to wit:

BEING Lot #12.

UNDER AND SUBJECT to a Declaration of Southview Planned Community made by Gambone Development Co., a Pennsylvania corporation, dated January 15, 2007, recorded March 8, 2007 in Deed Book 5638, Pages 684 through 725, inclusive, in the County aforesaid, affecting the lot described above.

Parcel Number: 42-00-01012-18-1.

Location of property: 2 Lee Drive, Lower Pottsgrove, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **John M. Carrelli and Angela Galloway** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,932.66.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-09233

ALL THAT CERTAIN lot or piece of ground situate in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described as follows; to wit:

No. 1

BEGINNING at a point on the South side of Walnut Street and East Adams Street, 360 feet East of said Adams Street; thence southwardly and on a line parallel with said Adams Street by now of land now or late of Jacob S. Rhoads, 135 feet to an alley; thence Eastwardly by said Alley 30 feet to lien of land now or late of Joseph S. Dunn; thence along the line of the same Northwardly and on a line parallel with Adams Street aforesaid 135 feet to the South line of Walnut Street aforesaid; and thence extending westward by said Walnut street 30 feet to the place of beginning.

No. 2

BEGINNING on the South side of Walnut Street at a point 390 feet East of Adams Street; thence southwardly along the line of Tract No. 1 and parallel with said Adams Street 135 feet to an Alley; thence Eastwardly along said alley 11 feet to land now or late of Joseph S. Dunn; thence Northwardly along said land on parallel with said Adams Street and through the middle dividing wall of a double brick house 135 feet Walnut Street aforesaid; thence westward along said Walnut Street 11 feet to the place of beginning.

UNDER AND SUBJECT to certain restrictions of record.

BEING the same premises conveyed to **Deanna M. Aungst** by deed from Julia Christie, dated 8/22/2008 and recorded 10/9/2008 in Book 5710 page 1472

Parcel Number: 16-00-30320-00-3.

Location of property: 674 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Deanna M. Aungst** at the suit of JPMorgan Chase Bank, National Association. Debt: \$103,883.34.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-09235

ALL THAT CERTAIN lot or piece of ground, together with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated April 27, 1973, made by Ralph E. Shaner & Son Engineering Co., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Shire Drive (50 feet wide), which point of beginning is in line of Lot #92; thence extending from said point of beginning and running along the said side of Shire Drive South 57 degrees 30 minutes East the distance of 75 feet to a point; thence south 32 degrees 30 minutes West 150 feet to a point; thence North 57 degrees 30 minute West 75 feet to a point in line of Lot #92; thence extending along line of Lot #92 North 32 degrees 30 minutes East 150 feet to the first mentioned point and place of beginning.

BEING Lot #93 on a plan of lots of Woodgate Development as prepared for David A. Swinehart.

Parcel Number: 42-00-04556-32-5.

Location of property: 3058 Shire Drive, Lower Pottsgrove, Pennsylvania

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Arthur R. Curnew and Kristen A. Curnew** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,850.20.

Portnoff Law Associates, Ltd., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-12723

ALL THAT CERTAIN lot or piece of ground, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, being known as Lot #78 on Plan recorded at Norristown, in Deed Book 571 page 500 and described according to a recent survey made by C. Raymond Weir, Registered Engineer, dated 1/24/1947, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of South Spring Garden Street (40 feet wide) and the Northerly side of Highland Avenue (50 feet wide); thence extending along the said Northeasterly side of South Spring Garden Street North 20 degrees 16 minutes West 17.9 feet to a point; thence extending North 56 degrees 30 minutes East 95.5 feet to a point, a corner of Lot #79 on said Plan; thence extending along the same South 09 degrees 15 minutes West 80 feet to a point on the said Northerly side of Highland Avenue; thence extending along the same North 80 degrees 45 minutes West 61.2 feet to the place of beginning.

ALSO BEING ALL THAT CERTAIN lot or piece of land, Situate in the Third Ward of the Borough of Ambler, County of Montgomery and State of Pennsylvania, being Lot #79 on Plan of Lots of Ambler Park as laid out by Thomas S. Gillin, C.E., said Plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book #571 page 500.

BEING THE SAME PREMISES conveyed to J.D. Eggleston by deed from J.D. Eggleston dated 03/24/2007 and recorded 4/04/2007 in Book # 5641, Page 1968. The said J.D. Eggleston DOD 1/22/2017 vesting title in Cheri Wiley, Horace Eggleston, and The Unknown Heirs of J.D. Eggleston, Deceased.

Parcel Number: 01-00-02155-00-4; 01-00-02158-00-1.

Location of property: 201 and 205 Highland Avenue Ambler, PA 19002.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Horace Eggleston, Solely in His Capacity as Heir of J. D. Eggleston, Deceased, The Unknown Heirs of J. D. Eggleston, Deceased and Cheri Wiley, Solely in Her Capacity as Heir of J. D. Eggleston, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$261,126.10.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-15106

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 2539 Jenkintown Road Condominium, located in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L., 196, by the recorded in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated November 9, 1978 and recorded on November 30, 1978 in Condominium Pan Book 6, Page 35 and Code of Regulations dated November 9, 1978 and recorded November 30, 1978 in Deed Book 4366, Page 131, and Amendment No. 1 to Declaration Plan dated October 13, 1978 and recorded November 30, 1978 in Deed Book 4366, Page 214 and Amendment No. 1 to Code of Regulations dated September 18, 1979 and recorded October 3, 1979 in Deed Book 4459, Page 519, being and designated on Declaration Plan as Unit No. 107, as more fully described Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such declaration) of 6.66%.

BEING the same property conveyed to Nicholas Mascione who acquired title by virtue of a Deed from Stacy A. Hines, Executrix for the Estate of Anne J. Whissell, dated June 11, 2009, recorded June 18, 2009, at Instrument Number 2009063543, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-33973-05-3.

Location of property: 2539 Jenkintown Road a/k/a 2539 Jenkintown Road, Unit 107, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Nicholas Mascione a/k/a Nicholas F. Mascione** at the suit of Wells Fargo Bank, N.A. Debt: \$120,159.24.

Cristina L. Connor, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-15118

ALL THAT CERTAIN frame plastered dwelling house and lot of ground, situate in **Conshohocken Borough**, County of Montgomery and state of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Northwesterly side of Wells Street at the distance of one hundred and three and sixty-eight one-hundredths feet Southwesterly from Eighth Avenue; thence by other land of said Abram Crankshaw, North forty-nine degrees, West parallel with said Eighth Avenue, fifty-five and three-tenths feet to a lot of land belonging to Elizabeth Woodward; thence by said lot South forty-one degrees, West parallel with Wells Street aforesaid, eighteen and sixteen one-hundredths feet to a stake, a corner; thence by other land of the said Crankshaw and parallel with the first course, and passing through the middle of the partition wall of the frame plastered dwelling on this and the one on the adjoining premises, Southeasterly fifty-five and three-tenths feet to Wells Street aforesaid, and along the Northwest side thereof, North forty-one degrees, East eighteen and sixteen one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 05/14/2014 recorded 07/09/2014 in Deed Book 5919, Page 02096 Instrument #2014043399.

Parcel Number: 05-00-11928-00-1.

Location of property: 714 Wells Street, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald E. Baldwin a/k/a Donald Baldwin and Tracy A. Baldwin** at the suit of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3. Debt: \$188,504.16.

Robert Crawley, Attorney, I.D. #319712

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-18464

ALL THAT CERTAIN message and lots of land, situate on the North side of Sembling Avenue, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described to a survey made by George E. Shaner, under dated of 12/26/1945, as follows:

BEGINNING at a point on the Northerly property line of Sembling Avenue, 40 feet wide, a corner of this and property now or late of Sadie B. Baker, distant South 43 degrees, 02 minutes East, 150 feet from the Easterly property line of Price Street, 50 feet wide, a corner of Lot No. 51 on a plan of lots known as Highland View; thence continuing along the Northerly property of Sembling Avenue, South 43 degrees, 02 minutes East, 60 feet to a corner of Lot No. 54; thence along the same North 46 degrees, 58 minutes East, 105 feet to a point on the South side of a 20 feet wide alley; thence along the same in a Westerly direction North 43 degrees, 02 minutes West, 31 feet, 6 inches to a corner of this and lands of said Sadie B. Baker; thence continuing along other lands of the said Sadie B. Baker by a course at right angles to the latter, South 46 degrees, 58 minutes West, 22 feet to a point; thence continuing along lands of the said Sadie B. Baker by a course at right angles to the latter, North 43 degrees, 02 minutes East, 28 feet, 6 inches to a point; thence continuing along lands of the Grantor by course at right angles to the latter South 46 degrees, 58 minutes West, 83 feet to the place of beginning.

BEING the larger portion of Lot No. 52 and all of Lot No. 53 on the aforesaid Highland View Plan.

BEING the same premises which Tami Schmutz, by Deed dated 10/21/2004, recorded 10/27/2004 in Deed Book 5530, Page 2309, conveyed unto David Robert Schmutz, in fee.

BEING Map #16108 023.

Parcel Number: 16-00-25428-00-8.

Location of property: 1113 Sembling Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Robert Schmutz, a/k/a David Schmutz** at the suit of American Heritage Federal Credit Union. Debt: \$79,633.21 plus interest to sale date.

Martha E. Von Rosenstiel, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-19549

ALL THAT CERTAIN lot or piece of land, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made in March A.D. 1946, by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Southeast side of Joshua Road a point a corner of land of William Dick, thence extending along said land South 26 degrees 54 minutes East four hundred twenty and seventy seven one hundredths feet to an iron in a corner of land of Andorra. Nurseries, Inc; thence extending along said land South 65 degrees 50 minutes West sixty two and fifty seven one hundredths feet to a point a corner of land of Thomas W Bretz, deceased, thence extending along said land North 34 degrees 41 minutes West Three hundred eighty six and fifty one hundredths feet to a point on the Southeast side of Joshua Road, aforesaid, thence extending along the said Southeast side of Joshua Road, North 46 degrees 13 minutes East One hundred twenty and five one hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Irakli Dzlierichvili by deed dated 12/8/2005 and recorded 12/22/2005, in the Office for the Recorder of Deeds, etc., in and for the County of Montgomery in Record Book Volume 5584 Page 212, granted and conveyed unto Irakli Dzlierichvili and Juliana Iastshenbski, husband and wife, in fee.

Parcel Number: 65-00-06172-00-9.

Location of property: 2184 Joshua Road, Lafayette Hill, PA 19444.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Irakli Dzlierichvili a/k/a Irakli Dzlierichvili and Juliana Iastshenbski** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC. Debt: \$100,014.95.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-20841

ALL THAT CERTAIN lot of piece of land with the building and improvements about to be erected, thereon, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Survey or Plan of Wissahickon Valley Section No. 1 made for William E. Nash on March 27, 1963 by Herbert H. Metz, Inc., Registered Engineers and Land Surveyors, of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sycamore Drive (fifty feet wide), which point is measured the five following courses and distances from a point on the Northwesterly side of Walnut Street (forty feet wide) viz: (1) leaving said side of Walnut Street and extending along a line curving to the right having a radius of thirty feet the arc distance of thirty three feet and thirty eight one-hundredths of a foot to a point of tangent on the Northeasterly side of Sycamore Drive, (2) extending along the same North forty four degrees thirty minutes West one hundred eight feet and sixty seven one-hundredths of a foot to a point of curve, (3) along a line curving to the right having a radius of two hundred fifty feet the arc distance of sixty nine feet and thirty one one-hundredths of a foot to a point of reverse curve, (4) along a line curving to the left having a radius of three hundred feet the arc distance of eighty three feet and seventeen one-hundredths of a foot to a point of tangent on the said Northeasterly side of Sycamore Drive, and (5) North forty four degrees thirty minutes West one foot and forty one-hundredths of a foot to a point of beginning; thence from said beginning point and continuing along the Northeasterly side of Sycamore Drive North forty four degrees thirty minutes West seventy nine feet and ninety five one-hundredths of a foot to a point a corner of Lot No. 4 on said plan; thence extending along the same North forty five degrees thirty minutes East one hundred twenty five feet and one one-hundredths of a foot to a point a corner; thence extending South forty four degrees thirty six minutes East seventy nine feet and ninety five one-hundredths of a foot to a point a corner of Lot No. 2 on said plan; thence extending along the same South forty five degrees thirty minutes West one hundred twenty five feet and fifteen one-hundredths of a foot to the first mentioned point and place of beginning.

BEING Lot No. 3 on aforementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Eric A. Ulkoss and Jamie J.S. Ulkoss, as Tenants by the Entirety, by Deed from Kurt A. Schweighauser, dated 01/07/2016, recorded 01/07/2016, in Book 5984, Page 1953.

Parcel Number: 11-00-15892-00-9.

Location of property: 873 Sycamore Drive, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric A. Ulkloss and Jamie J.S. Ulkloss** at the suit of New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$285,031.26.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-20948

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania known and designated as lot No. 47 on a certain Plan of "Hillthorpe" surveyed on May 10, 1921 by William T. Muldrew, Civil engineer, Jenkintown, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Mildred Avenue at the distance of six hundred seventy-four feet Northeast of an angle in said Avenue, which angle is seventy-nine and fifty-eight hundredths feet Southeast of the intersection of the center line of said Mildred Avenue and Germantown and Willow Grove Turnpike, now Easton Road; thence along the center line of said Mildred Avenue as laid out to the width of forty feet North forty-two degrees nine minutes thirty seconds East fifty feet to a point a corner of Lot No. 46 on said plan; thence North forty-seven degrees fifty minutes thirty seconds West one hundred forty-seven and Twenty-two hundredths feet to a point; thence South forty degrees thirty-four minutes thirty seconds West fifty and two hundredths feet to a point a corner of Lot No. 48 on said plan; thence by and along the same South thirty-four degrees fifty minutes thirty seconds East one hundred forty-five and eighty-four hundredths feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Cheryl J. Schaefer by Deed from Carmella L. Cantiello and Anne Marie Cantiello dated December 1, 1999 and recorded on December 10, 1999 in the Montgomery County Recorder of Deeds in Book 5299, Page 2260 as Instrument No. 027458.

Parcel Number: 30-00-43400-00-4.

Location of property: 1208 Mildred Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cheryl J. Schaefer** at the suit of Weichert Financial Services. Debt: \$84,207.32.

Milstead & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-21345

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision prepared for Barley Sheaf Phase I and Phase II, by Urwiler and Walter, Inc., dated 3/12/1986 last revised 2/12/1988 and recorded 3/22/1988 in Plan Book A-49 page 285.

TOGETHER with and subject to the rights, conditions, provisions and restrictions as set forth in a certain Declaration of Restrictions and Covenants and Easements of Barley Sheaf Homeowners Association.

BEING the same property conveyed to Joseph M. Thorpe, James F. Thorpe, and Jessica Gallen who acquired title, with rights of survivorship, by virtue of a deed from Sin Y. Roh, dated August 22, 2011, recorded August 26, 2011, at Instrument Number 2011073227, and recorded in Book 5811, Page 01457, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 33-00-00540-20-1.

Location of property: 163 Barley Sheaf Drive, Norristown, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joseph M. Thorpe; James F. Thorpe, a/k/a James Francis Thorpe; Jessica Gallen, a/k/a Jessica L. Gallen and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of Wells Fargo Bank, NA. Debt: \$194,507.43.

Meredith H. Wooters, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-21908

ALL THOSE CERTAIN lots or piece of land, situate in **Upper Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Nos. 6, 7, 8, 9 and 10 on plan of Shisler's Grove, said plan prepared by Smith and Brunner, Civil Engineers, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Snyder Road at its intersection with the westerly side of Opossum Avenue; thence along the westerly side of the said Opossum Avenue; south 9 degrees 15 minutes east 200 feet to a point on the northerly side of Pheasant Alley; thence along said side of said alley, south 80 degrees 45 minutes west 250 feet to a point; a corner of Lot #11; thence by said lot, north 9 degrees 15 minutes west 200 feet to a point in the middle of Snyder Road aforesaid; thence along the middle of said road, north 80 degrees 45 minutes east 250 feet to the place of beginning.

BEING the same premises conveyed to John MacLachlin and Kimberly A. McLachlin, as tenants by the entireties, from Richard M. Garland and Ellen L. Getzewich, Co-Executors under the Will of Richard Garland, deceased, deed dated 4/30/1997 and recorded on 5/05/1997 as Instrument number 006733, Book 5184, Page 08980, of Official Records.

Parcel Number: 55-00-01657-00-7.

Location of property: 1722 Snyder Road, Green Lane, PA 18054.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **John MacLachlin and Kimberly A. MacLachlin** at the suit of Quicken Loans Inc. Debt: \$209,037.96.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-22440

ALL THAT CERTAIN parcel of land situate in **Douglass Township**, Montgomery County, Pennsylvania, being shown on a plan of survey of lands of Clarence O. and Willo Dean Standhardt, prepared for Montgomery County Planning Commission by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated September 12, 1991, last revised February 20, 1992 and being more fully described as follows:

BEGINNING at a point at the intersection of Oberholtzer Road (33 feet wide) and Schlegel Road (33 feet wide), a corner of lands now or late of John E. Bechtal, extending along-Schlegel Road, South 39 degrees 24 minutes 48 seconds West 1671.54 feet to a corner of this and lands now or late Franklin S. and Elizabeth F. Schlegel, Thence, extending along lands of now or late Franklin S. and Elizabeth F. Schlegel, north 50 degrees 02 minutes 21 seconds West 2395.39 feet to an iron stake, a point in line of lands now or late Franklin S. and Elizabeth F. Schlegel and a corner of lands now or late of John H. and Dorothy Kauffman, Thence, extending along lands now or late of John H. and Dorothy Kauffman, North 25 degrees 02 minutes 21 seconds West 343.54 feet to a point on the Montgomery County and Berks County Line, Thence, extending along the Montgomery County and Berks County Line, North 39 degrees 59 minutes 21 seconds East 885.38 feet to a point, a corner of this and of lands of now or late Harold I. and Thelma U. Sands, Thence, extending along lands now or late of Harold I. and Thelma U. Sands, the following two (2) courses: 1.) South 48 degrees 12 minutes 08 seconds East 228.31 feet to a point, 2.) Crossing an iron pin, North 38 degrees 37 minutes 31 seconds East 100.00 feet to a point in the line of lands of now or late George C. and Ruth F. Greenwald, Thence extending along lands of now or late George C. and Ruth F. Greenwald, the following three (3) Courses: 1.) South 38 degrees 13 minutes 17 seconds East 209.71 feet to a corner, 2.) Crossing a wooden post, North 64 degrees 45 minutes 45 seconds East 343.78 feet, 3.) North 06 degrees 31 minutes 43 seconds East 338.17 feet to a point in Oberholtzer Road, Thence, extending along Oberholtzer Road, the following three (3) courses: 1.) South 50 degrees 03 minutes 04 seconds East 898.90 feet, 2.) South 49 degrees 34 minutes 40 seconds East 929.39 feet, 3.) South 50 degrees 32 minutes 52 seconds East 199.13 feet to a corner of lands of now or late Herman C. and Marian O. Miller, Thence, extending along lands of now or late Herman C. and Marian O. Miller, the following five (5) courses: 1.) South 40 degrees 37 minutes 37 seconds West 244.77 feet to an oak tree, 2.) South 29 degrees 25 minutes 15 seconds West 98.98 feet to a stake, 3.) South 04 degrees 28 minutes 39 seconds West 104.14 feet to a stake, 4.) South 54 degrees 06 minutes 54 seconds East 44.00 feet to an iron pin, 5.) Crossing an iron pin 16.92 feet from Oberholtzer Road, North 39 degrees 14 minutes 03 seconds East, 424.78 feet to a point in Oberholtzer Road, Thence extending along Oberholtzer Road, South 30 degrees 32 minutes 52 seconds East 159.72 feet to the point and place of beginning.

CONTAINING 95.1278 Acres, be the same, more or less, of land area.

EXCEPTING THEREOUT AND THEREFROM Lot 1 of the "Standhardt" Subdivision Plan, being more fully described as follows:

ALL THAT CERTAIN parcel of land located on the southwesterly side of Oberholtzer Road T- 496 (Legal R/W 33' - Ultimate R/w 60'), situated in Douglass Township, Montgomery County, Pennsylvania. Described according to a plan and survey as prepared by Aston Surveyors/Engineers, Inc., Boyertown, PA, Plan no. 2241-1B dated August 27, 1996 as last revised and recorded in Plan Book A-56, page 358, Lot 1 herein, Bounded on the northeast by Oberholtzer Road, on the Southeast by the land of Marian O. Miller, Dennis Miller, and Glenn H. Miller, and on the northwest and southwest by Lot 2 of the said plan, being more fully described as follows:

BEGINNING at a p.k. nail set in the centerline of Oberholtzer Road, a corner of this and Lot 2 of the said plan. Thence from the point of beginning, along the centerline of Oberholtzer Road, the next two courses and distance to wit: 1.) South 50 degrees 11 minutes 52 seconds East 10.87 feet to a p.k. nail set, a corner, 2.) South 50 degrees 22 minutes 18 seconds East 199.13 feet to a p.k. nail set, a corner of this and the land of Marian O. Miller, Dennis C. Miller and Glenn H. Miller, Thence along the land of Marian O. Miller, Dennis C. Miller and Glenn H. Miller, the next two courses and distance to wit: 1.) Leaving Oberholtzer Road, South 40 degrees 27 minutes 47 seconds West 244.74 feet to an oak tree, a corner. The line passing over a concrete monument 30.00 feet from the first mentioned point, 2.) South 29 degrees 19 minutes 36 seconds West 98.74 feet to an iron post found, a corner of this and Lot 2 of the said plan. Thence along Lot 2, the next four courses and distance to wit: 1.) North 50 degrees 22 minutes 18 seconds West 338.74 feet to an iron pin set, a corner, 2.) North 50 degrees 20 minutes 18 seconds East 149.46 feet to an iron pin set, a corner, 3.) South 50 degrees 22 minutes 18 seconds East 86.87 feet to an iron pin set, a corner, 4.) North 39 degrees 37 minutes 42 seconds East 195.03 feet to the point of beginning. The line passing over a concrete monument 30.03 feet from the point of beginning.

CONTAINING 1.990 Acres.

BEING THE SAME PREMISES CONVEYED TO Aloysius A. Steiert, Jr. and Ann S. Steiert, husband and wife, as tenants by the entireties, dated 11/21/1996 and recorded 5/4/2004 as Instrument Number 2004093387, Book 05505 Page 2427.

Parcel Number: 32-00-01320-00-7.

Location of property: 210 Oberholtzer Road, Gilbertsville, PA 19525.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Aloysius A. Steiert Jr. and Ann S. Steiert** at the suit of Key Bank, NA Successor by Merger to First Niagara Bank, NA Successor by Merger to Harleysville National Bank and Trust Company. Debt: \$571,247.29.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-22544

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being Lot #198 on a Plan of Belmont Terrace made by George F. Shaner R.E. on April 20, 1949, and revised March 28, 1950, and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the southwesterly side of Terrace Lane (fifty feet wide), at a distance of seventy three and eighty eight hundredths (73.88) feet northwestwardly from the point of intersection of the extended lines of the said southwesterly side of Terrace Lane with the northwesterly side of Adams Street (fifty feet wide) and a point in line of Lot #197, thence by said Lot #197 south thirty nine (39) degrees five (5) minutes forty six (46) seconds west one hundred (100) feet to a point a corner thence north fifty (50) degrees fifty four (54) minutes fourteen (14) seconds west sixty (60) feet to a point a corner of Lot #199; thence by the same north thirty nine (39) degrees five (5) minutes forty six (46) seconds east one hundred (100) feet to a point on the said side of Terrace Lane, thence by the same south fifty (50) degrees fifty four (54) minutes fourteen (14) seconds east sixty (60) feet to the first mentioned point and place of beginning.

BEING known as Lot No. 198 Terrace Lane, Belmont Terrace, Pottstown, Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Betty J. Bodolus and Joseph M. Bodolus by deed from Sylvia Pergola dated May 17, 1978 and recorded May 23, 1978 in Deed Book 4302, Page 530. The said Joseph M. Bodolus died on October 29, 1995, thereby vesting title solely in Betty J. Bodolus by operation of law. The said Betty J. Bodolus died on May 27, 2017, without a will or appointment of an Administrator.

Parcel Number: 16-00-29076-00-5.

Location of property: 959 Terrace Lane, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Bodolus, Known Surviving Heir of Betty J. Bodolus, Carole Frederick, Known Surviving Heir of Betty J. Bodolus and Unknown Surviving Heirs of Betty J. Bodolus** at the suit of Finance of America Reverse, LLC. Debt: \$125,822.82.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-22754

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision of "The Heathers", Section 2, Prepared for Thomas McCarron by Herbert H. Metz, Inc., Civil Engineers and Surveyors dated April 13, 1979 and last revised on June 13, 1983 as recorded in the Recorder of Deeds Office, at Norristown, Montgomery County in Plan Book A-44 Page 480, as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Springhill Drive (50 feet wide), said point being measured the (5) following courses an distances from a point of curve on the Northwesterly side of Maple Avenue (50 feet wide at this point); thence (1) leaving the Northwesterly side of Maple Avenue on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet (chord bearing North 87 degrees 16 minutes 58 seconds West the distance of 28.28 feet) to a point of tangent on the Northeasterly side of Springhill Drive; thence (2) North 42 degrees 16 minutes 58 seconds West 30.03 feet to a point of curve; thence (3) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 86.19 feet to a point of tangent; thence (4) North 02 degrees 46 minutes 37 seconds West 323.91 feet to a point of curve; thence (5) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 94.73 feet (chord bearing North 06 degrees 48 minutes 12 seconds West the distance of 24.58 feet and chord bearing North 22 degrees 18 minutes 37 seconds West the distance of 69.66 feet) to the point and place of beginning; thence extending from said point of beginning and along the Northeasterly side of Springhill Drive, the (2) following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 26.50 feet (chord bearing North 38 degrees 07 minutes 43 seconds West the distance of 26.47 feet) to a point of tangent; thence (2) North 42 degrees 28 minutes 00 seconds West 8.60 feet to a point, a corner in line of Lot No. 29 as shown on the above mentioned plan; thence extending along the same North 47 degrees 32 minutes 00 seconds East and crossing a certain storm drainage and sanitary sewer easement 150.00 feet to a point, a corner in line of lands now or late of Henry I. and Grace R. Landis; thence extending partly along the same and partly along lands now or late of Robert and Regina Alderfer, South 42 degrees 28 minutes East 35.00 feet to a point a corner in line of Lot No. 31 as shown on the above mentioned plan; thence extending along the same South 47 degrees 32 minutes 00 seconds West 152.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 30 on said Plan.

BEING the same premises conveyed to Sara Jane Derstine, from Matthew S. Simko and Heidi L. Simko, husband and wife, deed dated 06/26/2003, and recorded on 7/08/2003 in Book #5465 Page# 1322, of Official Records. The said Sara Jane Derstine died 9/12/2017 vesting title to Amy Clark Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Britta Derstine Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Christine Derstine Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Daniel Derstine Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; James Derstine Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Richard Derstine a/k/a Rick Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Kimberly Kearney Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Rebecca Landis a/k/a Becky Landis, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; The Unknown Heirs of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; and Dawn Steffon Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased.

Parcel Number: 50-00-04146-09-7.

Location of property: 532 Spring Hill Drive a/k/a 532 Spring Hill Drive, 30, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Amy Clark Solely, in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Britta Derstine, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Christine Derstine, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Daniel Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; James Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Richard Derstine, a/k/a Rick Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Kimberly Kearney, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; Rebecca Landis a/k/a Becky Landis, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; The Unknown Heirs of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased; and Dawn Steffon, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased** at the suit of Quicken Loans Inc. Debt: \$159,133.40.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-23617

ALL THAT CERTAIN message and lot or lands known as No. 115 Wayne Avenue, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and Described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wayne Street at the distance of 36.22 feet Northwestwardly from the Northwestern side of Park Alley, a corner of this land about to be conveyed to Earl Koons and wife; thence along the same, this line passing through the middle of the partition wall of the house on this and the house on said Koon's adjoining land, North 18° 4' East, 97.2 feet to a point on the Southerly side of Rex Alley; thence along said side of said alley, North 86° 35' West, 16.64 feet to a point, a corner of this land now or late of Ellwood Roberts; thence along the same parallel with the first course, the line passing through the middle of the partition wall of the house on this and the house on Roberts adjoining land, Southwestwardly 93.1 feet to Wayne Avenue aforesaid; thence along the Northwestern side thereof South 71° 56' East, 16.10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Latashia R. Johnson, by Deed from Joe Tucker Home Redevelopment LLC, Dated 12/10/2009, Recorded 12/23/2009 in Book 5754, Page 2074.

Parcel Number: 13-00-38416-00-1.

Location of property: 115 Wayne Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Latashia R. Johnson** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$104,312.02.

Law Office of Gregory Javardian, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-24130

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to "Amended Plan, Hidden Haven" made by Herbert H Metz, Registered Engineers Lansdale Pennsylvania on 2/10/1966 and last revised April 7, 1966 as follows, to wit:

BEGINNING at a point on the Northwestern side of Valley Brook Drive (50 feet wide) which point is at the distance of 80.75 feet measured South 45 degrees, 58 minutes, 30 seconds West from the point of tangent, which point of tangent is at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from

a point on the Southwesterly side of Salem Drive (50 feet wide) thence extending from said point of beginning along the said side of Valley Brook Drive, South 45 degrees, 58 minutes, 30 seconds West, 100 feet to a point, a corner of Lot No.16 on said plan, thence extending along said Lot No. 16 North 44 degrees, 1 minute, 30 seconds West 154 feet to a point a corner of Lot No. 12 on said plan, thence extending along the rear of Lot No. 12 North 45 degrees, 58 minutes, 30 seconds East 100 feet to a point, a corner of Lot No. 14 on said plan, thence extending along said Lot No. 14 South 44 degrees, 1 minute, 30 seconds East 154 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said plan.

Parcel Number: 11-00-17456-00-2.

Location of property: 568 Valley Brook Drive, Lansdale, PA 19466.

The improvements thereon are: Single-family home.

Seized and taken in execution as the property of **Insight Eyecare, PC; Eva Doyle Markward a/k/a Eva Doyle and Andrew Markward** at the suit of Key Star Capital Fund, L.P. Debt: \$61,790.17.

Amar A. Agrawal, Attorney. I.D. #308159

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-24133

ALL THAT CERTAIN message and tract of land known as No. 128 3rd Street (formerly 5th Street) in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bound and described as per survey made by Smith and Brunner on 10/25/1947 as follows, to wit:

BEGINNING at a point a corner in the center line of 3rd Street (formerly 5th Street) and in line of land of Fred Bieler; thence along lands of Fred Bieler South 23 degrees East 200 feet to a point a corner in line of lands of George Weigner; thence along lands of said George Weigner North 67 degrees East 25.3 feet to a point a corner in line of lands recently conveyed to Fred DeLong; thence along land of the said Fred DeLong North 23 degrees West, the line passing for a portion of the distance through the middle of the party wall between this and the adjoining house of Fred DeLong, 200 feet to a point a corner in the center line of 3rd Street (formerly 5th Street); thence along the center line of 3rd Street (formerly 5th Street) South 67 degrees West 25.3 feet to the place of beginning.

BEING THE SAME PREMISES which Douglas Bricker and Barbara Duelfer, Co-Executors of the Estate of Mary Bricker, deceased, by Deed dated September 21, 2009 and recorded October 7, 2009, in Deed Book 5746, page 01073, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Nicole L. Tsirlemes and Brian D. Templeton, in fee.

Parcel Number: 06-00-03500-00-4.

Location of property: 128 3rd Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nicole L. Tsirlemes and Brian D. Templeton** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$165,203.65.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-24399

ALL THAT CERTAIN tract of land situate in **Souderton Borough**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No.7, as shown on a Plan of subdivision made for Kenneth Grosse, Jr. by Urwiler and Walter, Inc., dated June 29, 1971, and revised September 22, 1971, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesternly sideline of Valley Lane (40.00 feet wide) said Point being located the (3) following courses and distances from the point of intersection of the Northwesternly sideline of Valley Lane with the center line of Fifth Street (30.00 feet curb to curb); (1) North 73 degrees 23 minutes East, 368.30 feet to a point of curvature; (2) along an arc curving to the left, having a radius of 50.00 feet, arc distance of 39.77 feet to a point of reverse curvature; and (3) along an arc curving to the right, having a radius of 50.00 feet, the arc distance of 6.34 feet to the point of beginning; thence from said point and along Lot No.6 North 16 degrees 37 minutes West, 149.50 feet to a point in line of lands of Warren S. Hunsberger; thence extending along the same North 73 degrees 24 minutes East, 20.00 feet to a point, a corner of Lot No.8; thence extending along the same South 16 degrees 37 minutes East, 142.40 feet to a point on the Northwesternly sideline of Valley Lane; thence along an arc curving to the right having a radius of 50.00 feet, the arc distance of 21.38 feet to the point and place of beginning.

CONTAINING 2,912 square feet of land, more or less.

Parcel Number: 21-00-07320-00-3.

Location of property: 539 Valley Lane, Souderton, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Timothy M. Ford and Anne F. Ford** at the suit of Borough of Souderton. Debt: \$1,778.59.

Robert P. Daday, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-24423

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Survey and Plan of a revision of part of Hollywood made by Charles F. Kebus, Registered Professional Surveyor, Glenside, Pennsylvania on September 12th, 1933, as follows to wit:

BEGINNING at a point on the Northeasterly side of Montgomery Avenue (Fifty feet wide) at the distance of Ninety feet measured Southeastwardly along the said side of Montgomery Avenue from a stone marking the intersection of the said side of Montgomery Avenue with the Southeasterly side of Cedar Road (Thirty-eight feet wide); thence extending North Forty-Five degrees, Thirty-six minutes, Thirteen seconds East One hundred feet to a point; thence extending South Forty-four degrees, Twenty-three minutes, Forty-seven seconds East Sixty-one and Ninety-five one-hundredths feet to a point; thence extending South Twenty-four degrees, Forty-six minutes, Eighteen seconds West One hundred Six and Ninety-nine one-hundredths feet to a point on the aforesaid side of Montgomery Avenue; thence extending along the same North Forty-four degrees, Twenty-three minutes, Forty-seven seconds West One hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 197 and a portion of Lot No. 198 on the original plan of lots of Hollywood.

BEING the same premises which William O'Neill and Pamela M. O'Neill, by Deed dated July 29, 2016 and recorded on August 3, 2016 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 6010, page 290, granted and conveyed unto Anthony Didonato and Destinee Weygand, as joint tenants with the right of survivorship.

Parcel Number: 30-00-44480-00-4.

Location of property: 523 Montgomery Avenue, Jenkintown, PA 19046.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Anthony Didonato and Destinee Weygand** at the suit of Freedom Mortgage Corporation. Debt: \$284,396.06.

Lois M. Vitti, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-25553

ALL THAT CERTAIN message and lot or piece of land, situate in **Collegeville Borough**, County of Montgomery and Commonwealth of Pennsylvania, being the Northeasterly part of a twin frame dwelling house, bounded and described according to a Survey thereof made 11/9/1936 by William T. Muldrew, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Northwest side of Fifth Avenue, at the distance of 208.17 feet Southwesterly from the Southwest side of Chestnut Street, which is not physically open; thence along the Southwest side of Fifth Avenue, South 34 degrees, 19 minutes West, 45.69 feet to a point, a corner and other land of the said Grantors, of which this was a part; thence by the same, North 53 degrees, 41 minutes, 30 seconds West, 194.17 feet, the said line for a portion of the distance passing through the middle of the partition wall between this and the adjoining dwelling house to a point, a corner; thence North 36 degrees, 07 minutes East, 45.8 feet to a point; thence South 53 degrees, 39 minutes East, 192.71 feet to the place of beginning.

BEING THE SAME PREMISES which Ronald A. Johnson, by Deed dated February 23, 2012 and recorded February 28, 2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5828, Page 1326, as Instrument No. 2012019272, granted and conveyed unto Jessica Marshall.

Parcel Number: 04-00-00481-00-1.

Location of property: 83 West Fifth Avenue, Collegeville, PA 19426

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Paul Kelly, as Known Heir of the Estate of Jessica Marshall, deceased and Unknown Heirs of the Estate of Jessica Marshall, deceased** at the suit of MTGLQ Investors, LP. Debt: \$134,296.79.

Richard M. Squire, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-25693

ALL THAT CERTAIN unit, designated as building number 32, unit number 1KER, being a unit in the Gwynedd club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing date the 21st day of November A.D., 1988 and recorded in the Office for the Recording of Deeds, in the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895 Page 955.

TOGETHER with all right, title and interest, being a .3277 percent undivided interest, of in and to the Common Elements as sent fourth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Barry H. Topham and Patricia D. Topham, married, by Deed from Gwynedd and Association, Limited Partnership, a Wisconsin Limited Partnership, dated 09/27/1991, recorded 10/09/1991, in Book 4988, Page 2203.

Parcel Number: 56-00-04497-00-1.

Location of property: 1 Kerwick Court, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barry H. Topham and Patricia D. Topham** at the suit of Ditech Financial LLC. Debt: \$27,080.15.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-26843

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Pennock Woods made for K. K. W. Associates of lands of Alice H. Pennock and J. Linddon Pennock, Jr., Trustees under the Will of Alice W. Herkness, made by Charles E. Shoemaker, Inc, Engineers and Surveyors, date June 16, 1986 and last revised 07/09/1986, said Plan recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, in Plan Book A-47 page 356, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Herkness Drive (50 feet wide), said point being measured the 6 following courses and distances from a point of curve on the Northeasterly side of Stocton Road (50 feet wide); (1) leaving Stocton Road on the arc of a circle curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Herkness Drive, (2) North 81 degrees 23 minutes 27 seconds East 64.05 feet to a point of curve; (3) on the arc of a circle curving to the left, having a radius of 450.00 feet, the arc distance of 181.32 feet to a point of tangent, (4) North 58 degrees 18 minutes 17 seconds East 283.60 feet to a point, (5) extending from said point along the Southeasterly and Southwesterly sides of Herkness Drive on the arc of a circle curving to the right, having a radius of 325.00 feet, the arc distance of 510.51 feet to a point of tangent on the Southwesterly side of Herkness Drive, and (6) South 31 degrees 41 minutes 43 seconds East 165.00 feet to the point of beginning, said point of beginning being a corner of Lot No 16 as shown on the above mentioned plan. Thence extending from said point of beginning along the Southwesterly side of Herkness Drive the two following courses and distances. (1) South 31 degrees 41 minutes 43 seconds East 170.00 feet to a point of curve, and (2) on the arc of a circle curving to the right, having a radius of 300.00 feet, the arc distance of 30.00 feet to a point, a corner of Lot No 14 as shown on the above mentioned plan, thence extending along the aforesaid Lot South 64 degrees 02 minutes 03 seconds West 354.45 feet to a point a corner of land now or late of Morton H. Simkins; thence extending along the aforesaid land North 29 degrees 08 minutes 34 seconds West 164.73 feet to a point, a corner of Lot No. 16 as shown on the above mentioned plan; thence extending along the aforesaid lot North 58 degrees 18 minutes 17 seconds East 346.84 feet to the first mentioned point and place of beginning.

CONTAINING in area 63,960 square feet.

CONTAINING in area 1.4683 acres.

BEING Lot No 15 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Dr. Diego Morales and Gladys Morales, Husband and Wife, by Deed from James D. Sully, Jr., Dated 12/28/2000, Recorded 01/18/2001, in Book 5347, Page 315.

Parcel Number: 30-00-28394-54-7.

Location of property: 1088 Herkness Drive, Meadowbrook, PA 19046-1150.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gladys Morales and Diego Morales a/k/a Dr. Diego Morales** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$937,281.03.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-26876

ALL THAT CERTAIN lot or tract of land and messuage known as No. 412 Linden Street thereon situate in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, and State of Pennsylvania bounded and described in accordance with a Subdivision Plan made for Stanley and Gloria Strzelecki by Ralph Shaner & Son Engineering Co., Pottstown, PA dated 8/26/1977 and more fully described as follows, to wit:

BEGINNING at a point on the Northeasterly property line of Linden Street (50 feet wide), said point being distant along Linden Street from a point marking the Easterly property line intersection of Linden Street and Fairview Street (50 feet wide), South 49 degrees 34 minutes East 60.00 feet, thence from said point of Beginning leaving Linden Street and along lands now or formerly Ronald T. and Kathleen L. Bernhard, North 42 degrees 00 minutes East 140.00 feet to a corner on the Southwesterly side of a given 20 foot wide alley, thence along said alley South 49 degrees 34 minutes East 210.00 feet to a corner, thence leaving said alley South 42 degrees 00 minutes West 140.00 feet to a corner on the Northeasterly side of Linden Street, thence along said Linden Street (formerly Sixth Street), North 49 degrees 34 minutes West 210.00 feet to the place of beginning.

BEING all of Lots 245 through 251 of Mt. Hope and Guldin's Addition Plan of Building Lots and being all of Parcel No. 2 of a 2 Parcel Subdivision Plan for Stanley and Gloria Y. Strzelecki, recorded in the Office for the Recording of Deeds at Norristown, PA in Deed Book B33, Page 82.

BEING the Southeasterly 210.00 feet and the remaining portion of the same premises which Walter Strzelecki, Executor of the Estate of Joseph Strzelecki, deceased by Indenture dated 2/2/1959 and recorded in Montgomery County in Deed Book 3021, page 61 granted and conveyed unto Stanley Strzelecki and Gloria Y. Strzelecki, husband and wife.

BEING the same premises conveyed to Emilian J. Perkosky and Jeanne M. Perkosky and Lori P. Kollar, deed from Emilian J. Perkosky, II, a single man and Jeanne M. Perkosky, a single woman, dated 6/01/2015 and recorded 6/01/2015 in Book 5955 page 2382.

Parcel Number: 64-00-03518-30-6.

Location of property: 412 Linden Street, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Lori P. Kollar, Emilian I. Perkosky II a/k/a Emilian J. Perkosky and Jeanne M. Perkosky** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC f/k/a Green Tree Consumer Discount Company. Debt: \$306,669.96.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-27837

ALL THAT CERTAIN lot or piece of ground, situate in **Skipack Township**, County of Montgomery and Commonwealth of Pennsylvania, being lots No. 10 and 11 in Block A on a Plan of Lots of CM Haight, recorded in Deed Book 1002 page 600.

BEGINNING at a point on the Southeasterly side of Creamery Road (laid out 41.5 feet wide), at the distance of 125.05 feet Northeasterly from the Northeast side of Rahn Road (laid out 45 feet Northeasterly from the Northeast side of Rahn Road (laid out 45 feet wide); thence extending along the Southeasterly side of Creamery Road, North 41 degrees 40 minutes East 50.43 feet to a point, a corner of Lot No. 12 in said block A; thence extending along lot No. 12, South 48 degrees 20 minutes East 125 feet to a point; thence extending along the rear line of lots 40 and 41 in Block A; South 41 degrees 40 minutes West 52.61 feet to the rear line of lot No. 5 in Block A; thence along the rear line of Lots Nos. 5, 4, 3, 2 and 1, in Block A; North 48 degrees 20 minutes West 125.05 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Edmund McAllister, by Deed from David Angelo Fazio, Dated 11/15/2009, Recorded 01/28/2010, in Book 5757, Page 1663.

Parcel Number: 51-00-02815-00-5.

Location of property: 808 Mount Airy Road, Collegeville, PA 19426-1144.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Edmund McAllister** at the suit of Lakeview Loan Servicing, LLC. Debt: \$186,707.03.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-28330

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Pennsburg Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision Phase III record plan prepared for Montgomery Meadows by Urwiler & Walter, Inc dated 1/12/90 and last revised on 4/13/01 and recorded in Plan Book A 60 page 178, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Seminary Street (50.00 feet wide) being a corner of Lot No 158 as shown on the above mentioned plan and place of beginning, thence extending from said place of beginning and long Lot No 158, north 67 degrees 28 minutes 58 seconds East 114.50 feet to a point in line of Lot No 147, thence extending along same and along part of Lot No 148, South 22 degrees 31 minutes 02 seconds West 45.85 feet to a point, a corner of Lot No 156, thence extending along Lot No 156 South 67 degrees 28 minutes 58 seconds West 114.50 feet to a point on the Northeasterly side of Seminary Street, thence extending along the Northeasterly side of Seminary Street North 22 degrees 31 minutes 02 seconds West 45.85 feet to a point, a corner of Lot No 158, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 157 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bryan J. Brozoski and Stephanie L. Brozoski, by Deed from John J. Granahan, Jr. and Evelyn Granahan, Husband and Wife, Dated 06/03/2004, Recorded 06/18/2004, in Book 5512, Page 954.

Parcel Number: 15-00-02462-72-7.

Location of property: 664 Seminary Street, Pennsburg, PA 18073-1563.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bryan J. Brozoski and Stephanie L. Brozoski** at the suit of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$205,073.53.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-28651

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1706 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26 Page 19-A; described according to an "As Built" Plan of House No. 1706 prepared by Serdy and Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the centerline of the party wall between this and Lot No. 1705 of Walnut Ridge Estates, which point is at the distance of 5.33 feet measured North 52 degrees 33 minutes West from a point is at the distance of 154.26 feet measured South 37 degrees 27 minutes West, from a point on the centerline of "C" Drive, which last mentioned point is at the arc distance of 10.77 feet measured along the centerline of "C" Drive on the arc of a curve, curving to the right, having a radius of 631.30 feet from a point of curve on the same, which last mentioned point of curve is at the distance of 78.69 feet measured North 61 degrees 36 minutes 25 seconds West, along the said centerline of "C" Drive from its point of intersection with the centerline of Main Drive and which last mentioned point is at the distance of 161.01 feet measured South 28 degrees 23 minutes 35 seconds West, along the said centerline of Main Drive from its extended point of intersection with the centerline of Buchert Road.

CONTAINING in frontage or breadth on a course measured South 37 degrees 27 minutes West from said point of beginning 17.83 feet and extending of that width Northwestwardly between parallel lines at right angles thereto 38.00 feet.

BEING THE SAME PREMISES which Warren T. Campbell and Patricia H. Rodgers, by Deed dated December 18, 2009 and recorded December 21, 2009, in Deed Book 5754, page 1387, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Elizabeth M. Roush, in fee.

Parcel Number: 42-00-05118-21-3.

Location of property: 1706 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Elizabeth M. Roush** at the suit of JPMorgan Chase Bank, National Association. Debt: \$126,646.72.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-28847

ALL THOSE CERTAIN contiguous lots or pieces of ground, being known as Lot No. 901 and Lot No. 902, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a Survey thereof, made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA, dated 11/21/1919, as follows, to wit:

BEGINNING at a point in the middle of Jackson Avenue (as laid out, 40 feet wide), at the distance of 440 feet, Southwestward, from the middle line of Spear Avenue (as laid out, 40 feet wide).

CONTAINING together in front or breadth, on the said middle line of Jackson Avenue, 40 feet, (each lot being 20 feet in front), and extending together of that width, in length or depth, Southeastward, between lines at right angles to the said middle line of Jackson Avenue as follows (1) Lot No. 901 being on the Northeast line thereof, 132.84 feet, and on the Southwest line thereon, 132.77 feet, and, (2) Lot No. 902 being on the Northeast line thereof, 132.77 feet, and on the Southwest line thereof, 132.71 feet, each lot having a width on the rear end thereof, 20.02 feet.

UNDER AND SUBJECT to certain rights, easements and restrictions as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN William Wilson, by Deed from Thomas A. Roller and Jennifer R. Roller f/k/a Jennifer R. Sando, Dated 10/3/2003, Recorded 11/25/2003 in Book 5482, Page 2318.

Parcel Number: 30-00-32852-00-4.

Location of property: 747 Jackson Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Wilson** at the suit of Citizens Bank of Pennsylvania. Debt: \$174,300.60.

Law Office of Gregory Javardian, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-29071

ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Metropolitan Engineers, Inc., Philadelphia, Pennsylvania, dated April 3, 1972, being property of the Redevelopment Authority of the County of Montgomery.

Project PA, R-120, Disposition Parcel #2, as follows, to wit:

BEGINNING at a point in Southeast side of Old York Road (sixty five feet wide), said point being a distance of two hundred fifteen and twelve one-hundreds feet measured north thirty seven degrees, fifty five minutes, thirty seconds East, along said side from its intersection with Northeast side of Stahr Road (fifty feet wide); thence from said point of beginning, along Southeast side of Old York Road (sixty five feet wide), North thirty seven degrees, fifty five minutes,

thirty seconds East, one hundred eleven and fourteen one-hundreds feet to a point of curvature in same side; thence, from said point of curvature on an arc of a circle curving to the right with radius of twenty five feet the arc distance of forty seven and forty three one-hundreds feet to a point tangency in Southwest side of Church Road (forty six and five-tenths feet wide); thence from said point of tangency along the Southwest side of Church Road (forty six and five-tenths feet wide), South thirty three degrees twenty two minutes, thirty seconds East, fifty six and eighty six one-hundreds feet to an angle point in said side; thence, leaving said side of Church Road (forty six and five-tenths feet wide), south thirty seven degrees, fifty five minutes, thirty seconds West, one hundred twenty and eight one-hundreds feet to a point on the Northeast side of property now or late of Edward R. Ervien and Sarah, his wife, and Doris E. Vien Marsh; thence, from said point, along the properties now or late of Edward R. Ervien and Sarah, his wife and Doris Ervien Marsh and Jack A. Gantman, North forty nine degrees, forty six minutes, thirty one seconds West, a distance of eighty six and ninety five one-hundreds feet to place of beginning.

BEING THE SAME PREMISES which Barbara Bender, Ruth Copit, Miriam S. Einhorn, Estate of Murray Friedman, and Mona Strauss, by Indenture dated 02-08-2006 and recorded 05-01-2006 in the Office of the Recorder of Deeds in and for the County of Montgomery as Instrument No. 2006051056, in Deed Book 5598, Page 2686, granted and conveyed unto Man K. Kim and Tok Su Kim.

Parcel Number: 31-00-30196-00-4.

Location of property: 8033 York Road a/k/a 8033 Old York Road, Elkins Park, Pennsylvania.

The improvements thereon are: Commercial Building - 2 Story Strip Store w/Office or Apartment.

Seized and taken in execution as the property of **Man K. Kim and Tok Su Kim** at the suit of Woori America Bank. Debt: \$643,903.45, together with interest at the default rate of 18% per annum (\$290.00 per diem) and late charges from November 20, 2017 forward, attorneys; fees and collection costs.

Kozloff Stoudt, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$64,390.35 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-00090

ALL THAT CERTAIN piece of parcel of land situate in **Upper Gwynedd Township**, in the County of Montgomery, and Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereof made by Francis F. Wack, registered surveyor, dated March 30, 1949, as follows, to wit:

BEGINNING at a point in the center line of Clearview Road, fifty feet wide, at the distance of five hundred seventeen and thirty four one hundredths feet Southwestwardly from the point formed by the intersection of the center line of Clearview Road with center line of Springhouse and Sumneytown Pike, fifty feet wide. Thence extending South forty one degrees forty nine minutes East, two hundred nine feet to a point, thence extending along land now or later of Ignatius Sargent south forty eight degrees eleven minutes west, one hundred feet to a point, thence extending north forty one degrees forty nine minutes west two hundred nine feet to a point in the center line of Clearview Road aforesaid, thence extending long the center line of Clearview Road, north forty eight degrees eleven minutes east, one hundred feet to the first mentioned point and place of beginning. Being lot 12 on the said plan.

BEING THE SAME PREMISES in which Robert Jack Sinkowski, John Dennis Sinkowski and Mary Sinkowski, life tenant, by her Dual Power of Attorney, by deed dated 04/22/2004 and recorded 06/17/2004, in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5512, Page 512 and at Instrument No. 2004124192, granted and conveyed unto Ashraful Islam.

Parcel Number: 56-00-01447-00-9.

Location of property: 1611 Clearview Road, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ashraful Islam** at the suit of The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$365,894.36.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-00395

ALL THAT CERTAIN lot or piece of ground with message, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described in accordance with a survey dated February 13, 1957 made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point on the Northeasterly side of Crest View Lane (50 feet wide) a corner of Lot No 7, said point of Beginning being the two following courses and distances from a point of tangent on the Northwesterly side of Villa Drive (50 feet wide) (1) on the arc of a circle curving to the right, having a radius of 30 feet, the arc distance of 47.12 feet to a point of tangent on Crest View Lane (2) along Crest View Lane North 54 degrees 49 minutes West 190 feet to a point of Beginning, thence still continuing along Crest View Lane North 54 degrees 49 minutes West 110.10 feet to a point in line of land now or late of Albert Bielecki; thence along the land of Bielecki North 40 degrees 36 minutes one second East 200.90 feet to a point in line of Lot No. 11, thence along Lot No 11 South 54 degrees 49 minutes East 91.12 feet to a point in line of Lot No 7; thence along Lot No 7 South 35 degrees 11 minutes West 200 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES conveyed to Jesse J. Shutt by John A. Siar and Joy M. Siar, husband and wife, Deed dated 07/06/2004, Recorded 07/09/2004, Instrument# 2004139224, Book 05515 and Page 1561, of Official Records.

Parcel Number: 42-00-01093-00-8.

Location of property: 871 Crest View Lane, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Jesse J. Shutt** at the suit of Lakeview Loan Servicing, LLC. Debt: \$159,126.69.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-00405

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, described according to a certain plan thereof known as "Amended Plan of Wetherill Estates", made by George B. Mebus, Inc., Engineers dated June 16, 1955 and last revised January 18, 1957, plan being recorded in the office of the Recorder of Deeds for Montgomery County, at Norristown, in plan book A-2, page 52, and said plan being also re-recorded in plan book A-3, page 68 as follows to wit:

BEGINNING at a point on the northeast side of Fenton Road (50 feet wide), said point being the three following courses and distances from a point of curve on the northwesterly side of Willow Grove Avenue (60 feet wide), Viz: (1) leaving Willow Grove Avenue on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 36.79 feet to a point of tangent on the northeasterly side of Fenton Road and (2) north 79 degrees, 01 minutes 30 seconds west along the northeasterly side of Fenton Road 347.41 feet to a point of curve; and (3) and on a line curving to the left having a radius of 200 feet the arc distance of 40.36 feet to the place of beginning, a corner of lot no. 4 on the above mentioned plan; thence extending along the aforesaid northeasterly side of Fenton Road a line curving to the left having a radius of 204 feet the arc distance of 104.00 feet to a point, a corner of Lot No. 6 on said plan; thence leaving the said Fenton Road and extending along the line of Lot No. 6 the two following courses and distances, Viz: (1) north 29 degrees 22 minutes 51 seconds west 192.74 feet to the northeasterly side of the aforementioned Fenton Road, being the first mentioned point and place of beginning.

BEING Lot No. 5 on the aforesaid plan of "Wetherill Estates".

BEING THE SAME PREMISES which Marc Miller and Joan W. Miller, husband and wife by Deed dated August 23, 1893 and recorded September 2, 1983 in Montgomery County in Deed Book 4716 Page 2330 conveyed unto Jerome Barksdale and Ann Lois Barksdale, husband and wife.

Parcel Number: 31-00-09949-00-1.

Location of property: 8109 Fenton Road, Glenside, PA 19038.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Anna Barksdale and Jerome Barksdale** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A. Debt: \$465,015.42.

Jill M. Fein, Attorney. I.D. #318491

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-00424

ALL THAT CERTAIN lot and tract of ground shown as Lot 1 of "Dery" Subdivision, situate on the westerly side of Jacob's Sawmill Road in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Survey and Plat #2494-2436 dated December 8, 1982, revised January 26, 1983, by Rockland Surveyors, Inc., as follows:

BEGINNING at a 5/8 inch rebar set this survey on the westerly ultimate right of way line of Jacob's Sawmill Road, said pin being 29.53 feet measured, north 63 degrees 27 minutes west from a railroad spike in the bed of said road; said pin being in a line of lands now or late of Charles F. Gronert; thence, by the ultimate right of way line of Jacob's Sawmill Road crossing an existing driveway, south 16 degrees 28 minutes 30 seconds west 236.30 feet to a 5/8 inch rebar set this survey, a corner in a line of other lands of Layton J. Derr; thence by the same crossing a woods road, north 53 degrees 27 minutes west 476.04 feet to a 5/8 inch rebar found, a corner of lands now or late of Charles F. Gronert; thence by the same the 2 following courses and distances: (1) north 26 degrees 33 minutes east 150.00 feet to a 5/8 inch rebar found (2) passing through a 1 inch die iron pipe found on line at 157.00 feet south 63 degrees 27 minutes east 427.47 feet to the point of beginning.

CONTAINING 1.948 acres.

BEING THE SAME PREMISES conveyed to David D. Gottshall, by deed from Robert V. Derr and Deborah A. Derr, dated 06/28/2005 and recorded 07/21/2005 in Book 5563, Page 358.

Parcel Number: 57-00-01698-00-9.

Location of property: 3031 Jacobs Sawmill Road, East Greenville, PA 18041.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **David D. Gottshall** at the suit of HSBC Bank USA, National Association as Trustee for Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$293,801.97.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-00707

ALL THAT CERTAIN unit, designated as Unit Number 1408 being a unit in the Meadows Condominium, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa C S 3101 Et Seq as designated in the Declaration of the Condominium of the Meadows, bearing date January 4, 1984 and recorded in the office for the recording of deeds in and for the County of Montgomery at Norristown, Pennsylvania on January 12, 1984, and plats and plans for condominium bearing dated January 4, 1984 and recorded as Exhibit C, of the Declaration of Condominium of the Meadows Condominium in Deed Book 4727 Page 1766.

TOGETHER with all right, title and interest, being .33% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

FEE SIMPLE TITLE VESTED IN William R. McGee, Jr. by deed from, William R. McGee, Jr., and Donna L. McGee, his wife, dated 1/27/1986, recorded 1/31/1986, in the Montgomery County Recorder of deeds in Deed Book 4791, Page 304.

Parcel Number: 61-00-01662-47-3.

Location of property: 1408 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **William R. McGee, Jr. by Deed from William R. McGee, Jr., and Donna L. McGee, his wife, dated 1/27/1986, recorded 1/31/1986, in the Montgomery County Recorder of Deeds in Deed Book 4791, Page 304 and Any/all Known and Unknown Heirs, Personal Representatives and Devisees of Williams R. McGee, Jr. at the suit of Metalink Group, LLC. Debt: \$119,917.66.**

Stern & Eisenberg, PC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-01171

ALL THAT CERTAIN message and tract or piece of land, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, being No. 257 North Second Street, and being more particularly bounded and described according to a Survey made thereof by Herbert H Metz, Registered Engineer and Surveyor, Lansdale, Pennsylvania on November 27, 1946 as follows, to wit:

BEGINNING at a point, a corner on the Northeast side of Second Street, as laid out (33 feet wide), at the distance of 38.95 feet Southeast of the Southeast side of Beaver Street as laid out (33 feet wide), being a corner of land to be conveyed to Elmer R Oliver and Margaret S., his wife; thence extending along the Northeast side of said Second Street, South 49 degrees 45 minutes East 15.61 feet to a point, a corner of other land of Lizzie K. Weber and extending of that width between parallel lines, both the Northwest side line and Southeast side line thereof passing through the middle of the partition walls of the dwelling house erected on this lot and the dwelling house erected on the adjoining lots, North 40 degrees East 99.5 feet to the Southwest side of a 9 feet wide alley.

BOUNDED on the Northeast by said 9 feet wide alley, on the Southeast by land of Lizzie K. Weber, on the Southwest by Second Street, and on the Northwest by land about to be conveyed to Elmer R. Oliver and Margaret S., his wife.

BEING THE SAME PREMISES conveyed to David B. Allebach by deed from Rachel M. Bintner, dated 6/15/2005 and recorded 6/20/2005 in Book 5558, page 479.

Parcel Number: 14-00-02868-00-7.

Location of property: 257 North 2nd Street, North Wales, PA 19454.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **David B. Allebach** at the suit of Pennsylvania Housing Finance Agency. Debt: \$138,015.13.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-02357

ALL THAT CERTAIN lot or piece of ground situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Lands of Joseph J. and Mary E. Dorsch dated April 5, 1994 and last revised May 26, 1998 and recorded in Montgomery County in Plan Book B-41 page 374, as follows, to wit:

BEGINNING at a point in the bed of Game Farm Road (33 feet from the legal right of way line), which point of beginning is common to this Lot and Lot No 2 as shown on said Plan; thence extending from said point of beginning, along Lot No 2, North 2 degrees 40 minutes East, crossing the Northeasterly ultimate right of way line of Game Farm Road, 319.56 feet to a point, a corner of Lot No 3, as shown on said Plan, thence extending along the same, the three following courses and distances, viz (1) South 68 degrees 20 minutes East, 33.31 feet to a point, (2) North 21 degrees 40 minutes East, 130.00 feet to a point, and (3) South 76 degrees 25 minutes East, 89.95 feet to a point in line of lands now or late of Richard S. and Bonnie Harsfall, as shown on said Plan; thence extending along the same, South 4 degrees 00 minutes West, 440.58 feet to a point a corner in the bed of Game Farm Road, thence extending along the same, North 68 degrees 20 minutes West, 160.00 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Philip D. Shor and Ingrid Y. Shor, his wife, by Deed dated November 23, 1999 and recorded on December 1, 1999, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5298 at Page 1869 granted and conveyed unto Philip D. Shor.

BEING Lot. No. 1 as shown on said Plan.

Parcel Number: 37-00-04747-00-4.

Location of property: 456 Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Philip D. Shor** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2005-4 Asset Backed Notes. Debt: \$79,125.43.

Stephen M. Hladik, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-03717

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a lot revision of development plan made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, dated March 3, 1953 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania on April 2, 1953 in Deed Book 2339 Page 601, as follows, to wit:

BEGINNING at a point on the southwesterly side of Edgemoor Road (50 feet wide) at a distance of 268.941 feet measured northwestwardly along the southwesterly side of Edgemoor Road, from the northwestern most terminus of a radial round corner connecting the southwesterly side of Edgemoor Road with the northwesterly side of Ivinetta Road (50 feet wide); thence extending south 25 degrees 30 minutes 13 seconds west 132.220 feet to a point; thence extending north 54 degrees 12 minutes 40 seconds west, 103.801 feet to a point; thence extending north 30 degrees 01 seconds east, 117.696 feet to the southwesterly side of Edgemoor Road; thence in a southeasterly direction along the southwesterly side of Edgemoor Road on the arc of a circle curving to the left having a radius of 1185 feet the arc distance of 93 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia McBeth Boddy and Audrey Bush, Daughter and Mother, by deed from Patricia McBeth Boddy and Tricia Ann Lewis, Mother and Daughter dated May 14, 2009 and recorded December 7, 2009 in Deed Book 5753, Page 00073. The said Audrey Bush died on July 4, 2016 thereby vesting title in Patricia McBeth Boddy by operation of law.

Parcel Number: 31-00-08929-00-4.

Location of property: 26 Edgemoor Road, Cheltenham, Pennsylvania 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia McBeth Boddy** at the suit of TIAA, FSB d/b/a EverBank. Debt: \$173,550.22.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-03833

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected known as "Ramsgate/Providence Hunt" situate in **Upper Providence Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on a Final Subdivision Plan prepared by Bursich Associates, Inc. of Pottstown, Pa., dated 4-22-88 and last revised 6-19-92 and recorded in Plan Book A-53 page 364, described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Gateshead Way (50 feet wide) a corner of Lot 73 on said Plan; thence extending along the Northwesterly side of Gateshead Way South 32 degrees 50 minutes 24 seconds West 150.00 feet to a point; thence extending along Lot 75 on said Plan North 57 degrees 09 minutes 36 seconds West 270.00 feet to a point; thence extending along Lot 80 and 81 on said Plan North 32 degrees 50 minutes 24 seconds East 150.00 feet to a point; thence extending along Lot 73 aforementioned South 57 degrees 09 minutes 36 seconds East 270.00 feet to the point and place of beginning.

BEING Lot #74 on said Plan.

BEING THE SAME PREMISES which Provident Hunt L.P., by Toll PA GP Corp., General Partner, successors by merger to Providence Hunt, Inc., by deed dated 12/1/1993 and recorded on 12/23/1993 in the office for the Recorder of Deeds in and for the County of Montgomery as Book 5063, Page 1805 granted and conveyed unto Stephen S. Henry and Kathleen A. Henry, husband and wife.

Parcel Number: 61-00-01912-94-3.

Location of property: 134 Gateshead Way, Phoenixville, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen S. Henry and Kathleen A. Henry** at the suit of TruMark Financial Credit Union. Debt: \$33,516.79.

Sarah A. Elia, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04370

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, with improvements thereon, bounded and described according to a Record Plan of Subdivision-Phase 1A/1B (Section 9) of Northgate prepared by Van Cleef Engineering Associates dated October 31, 2005 and last revised November 22, 2006 and recorded in Plan Book 28, Page 251 as follows, to wit:

BEING Lot T-386 as shown on said plan.

BEING THE SAME PREMISES which Northgate Development Company, L.P., a Limited Partnership, by Deed dated December 29, 2009 and recorded January 5, 2010 in Deed Book Volume 5755, page 01807, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Michael J. Boyle, in fee.

Parcel Number: 57-00-01015-14-5.

Location of property: 1058 Rosemont Terrace, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael J. Boyle** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$194,933.28.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04405

ALL THAT CERTAIN message and tract of ground, hereditaments and appurtenances, situate in **Telford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the center line of Main Street (also known as County Line Road) and in line of now or late William Peak's land; thence along said William Peak's land, South 44.5 degrees, West, the distance of 185 feet 6 inches to an iron pin, a corner; thence along a 15 feet alley way North 45.25 degrees West, the distance of 39 feet 2 inches to a point for a corner; thence along a line extending through the party wall dividing the house located at 618 and 620 South Main Street, North 44.5 degrees East, the distance of 185 feet 6 inches to a point in the center line of Main Street (County Line Road); thence along the center line of the aforesaid Main Street (County Line Road), South 45.25 degrees East the distance of 39 feet 2 inches to the point and place of beginning.

BEING THE SAME PROPERTY conveyed to Raymond L. Farina and Katherine A. Farina who acquired title, with rights of survivorship, by virtue of a deed from Mako Realty Holding, L.P., dated October 2, 2012, recorded October 3, 2012, at Deed Book 5850, Page 01852, Montgomery County, Pennsylvania records.

Parcel Number: 22-02-01455-00-6 .

Location of property: 620 South Main Street, Telford, PA 18969.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Raymond L. Farina and Katherine A. Farina** at the suit of Wells Fargo Bank, NA. Debt: \$181,654.48.

Meredith H. Wooters, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04455

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a final Plan of Hatfield Manor made by Tri-State Engineers & Land Surveyors, Inc., Civil Engineers dated 01/10/1977 and last revised 7/12/1997 in Plan being recorded in Montgomery County at Norristown, Pennsylvania in Plan Book A-30 page 15B as follows to wit:

BEGINNING at a point on the Southeasterly side of Truman Drive (50 feet wide) said point being measured the 6 following courses and distances from a point of curve from the Northwesterly side of Wendy Way (50 feet wide): thence (1) leaving the aforesaid Wendy Way on the arc of a circle curving to the left having a radius of twenty five feet the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent on the aforesaid Truman Drive; thence (2) extending along the aforesaid Truman Drive North forty nine degrees twenty five minutes West fifty feet to a point of curve on same, thence (3) extending along the same on the arc of a circle curving to the left having a Radius of one hundred twenty five feet the arc distance of one hundred ninety six thirty five one-hundredths feet to the point of tangent on same; thence (4) extending along the same South forty degrees thirty five minutes West one hundred twenty one and eighty one one-hundredths feet to a point of curve on same; thence (5) extending along the same on the arc of a circle curving to the left having a radius of one hundred twenty five feet the arc distance of sixty five and forty four one-hundredths feet to a point of tangent on same; thence (6) extending along the same South ten degrees thirty five minutes west on hundred eighty six and eighty one one-hundredths feet to the point of beginning.

BEING THE SAME PREMISES conveyed to Robert C. McCoy and Elizabeth M. McCoy, by deed from Kevin J. Burns and Carla G. Burns, dated 12/03/2004 and recorded 12/17/2004 in Book #5537, Page # 237.

Parcel Number: 35-00-10454-96-8.

Location of property: 2879 Truman Drive, Hatfield, PA 19440.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Robert C. McCoy and Elizabeth M. McCoy** at the suit of Metropolitan Life Insurance Company. Debt: \$214,387.44.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04556

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and Appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania described according to a Survey thereof made by R. H. Bryan, Civil Engineer, Jenkintown, Pennsylvania, for J. Walter Ruddack Estate and recorded on 12/10/1910 at Norristown, Pennsylvania in Deed Book 636 page 500 & c., as follows: Being Lots numbered 29, 28, 27 and 26 on said Survey and...

BEGINNING at a point on the Northwest side of Allison Road is laid out 50 feet wide at the distance of 128.03 feet North 54 degrees 49 minutes East from the Northeast side of a certain 50 feet wide road which is a continuation of Bartram Road.

CONTAINING together in front or breadth on the said Allison Road 102.4 feet (each lot being 25.6 feet in front) and extending together in length or depth Northwestward between lines parallel with the said continuation of Bartram Road as follows: Lot 29 being on the Southwest line thereof 197.91 feet on the Northeast line thereof 203.44 feet. Lot 28 being on the Southwest line thereof 203.44 feet on the Northeast line thereof 214.52 feet. Lot 26 being on the Southwest line thereof 214.52 feet on the Northeast line thereof 220.05 feet each lot having a breadth on the rear and thereof of 25 feet.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, and State of Pennsylvania, described according to a survey thereof made by R.H. Bryan, Civil Engineer, Jenkintown, PA for J. Walter Ruddack Estate and recorded on December 10, 1910 at Norristown, PA in Deed Book 636 page 500, as follows:

SITUATE on the Northwest side of Allison Road (as laid out 50 feet wide) at the distance of 230.43 feet Northeastward from the Northeast side of a certain 50 feet wide road which is a continuation of Bartram Road.

CONTAINING in front or breadth on the said Allison Road 25.6 feet to and extending in length or depth Northwestward between lines parallel with the said continuation of Bartram Road on the Northeast line thereof 225.58 feet and on the Southwest line thereof 220.05 feet and having a breadth on the rear and thereof of 25 feet.

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. Greger, by Deed from Raymond M. Parento And Kimberly A. Greger, Dated 03/31/2015, Recorded 04/16/2015, in Book 5950, Page 703.

Parcel Number: 59-00-00358-00-6; 59-00-00361-00-3.

Location of property: 218 Allison Road, Willow Grove, PA 19090-3114.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond M. Parento a/k/a Raymond Michael Parento and Kimberly A. Greger a/k/a Kimberly A. Pienkowski a/k/a Kimberly A. Parento a/k/a Kimberly Ann Parento** at the suit of Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$121,044.36.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04621

ALL THAT CERTAIN piece or tract of land with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by John E. Burkhardt, Surveyor dated October 1955, as follows, to wit:

BEGINNING at a point in the bed of Trewigtown Road; THENCE extending along the bed of said road, the five following courses and distances: (1) South fifty three degrees, one minute East, nineteen and ninety nine one-hundredths feet to a point; (2) THENCE extending South sixty four degrees, five minutes East, fifty feet to a point (3) THENCE extending South eighty on degrees, ten minutes East fifty feet to a point; (4) THENCE extending South eighty four degrees, seven minutes East, fifty feet to a point; (5) North seventy nine degrees, eight minutes East, one hundred sixty three and five tenths feet to a point, THENCE extending south forty seven degrees, twenty four minutes East, crossing said road to a point in the bed of Branch of Neshaminy Creek, thirty feet; THENCE extending along the bed of said Creek, South five degrees, thirty eight minutes, ten seconds West along the line of land of George Irving, five hundred, six and ninety five, one-hundredths feet to a point; THENCE extending South forty degrees, twenty four minutes West, one hundred twenty feet to a point in the bed of Neshaminy Creek; THENCE extending along the bed of said creek, the three following courses and distances: (1) north fifty six degrees, fifty seven minutes, thirty seconds West, one hundred fifty four and eighty one, one- hundredths feet to a point; (2) North Seventy two degrees, thirteen minutes, forty seconds West one hundred fifty seven and eighteen one- hundredths feet to a point; (3) North eighty seven degrees, five minutes, ten seconds West three hundred thirty three and forty five one-hundredths feet to a point on the Southwesterly side of said Creek; THENCE extending North forty one degrees, twenty minutes East, crossing said creek, six hundred, thirty five and twenty nine, one- hundredths feet to a point in the bed of Trewigtown Road, the first mentioned point and place of beginning.

BEING known as #2413 Trewigtown Road Colmar, PA 18915.

BEING THE SAME PREMISES conveyed to John R. Evans by deed from John R. Evans and Virginia W., his Wife, dated 2/5/1971 and recorded 2/10/1971 in Book 3643 Page 79.

Parcel Number: 35-00-10315-00-9.

Location of property: 2413 Trewigtown Road, Colmar, PA 18915.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **John R. Evans** at the suit of MTGLQ Investors, L.P.
Debt: \$264,734.49.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04648

ALL THAT CERTAIN lot or piece of ground situate in **Horsham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as plan of "Hillside Estates" made for Land Development Co., Inc., by Charles E. Shoemaker, Registered Professional Engineer, dated August 20, 1959, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-5, Page 24, as follows, to wit:

BEGINNING at a point on the northeasterly side of Cloverly Lane (50 feet wide) said point being the two following courses and distances from a point of curve on the northwesterly side of Inverness Drive (50 feet wide): (1) leaving Inverness Drive on the arc of a circle curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the northeasterly side of Cloverly Lane and (2) north 49 degrees 10 minutes west along the northeasterly side of Cloverly Lane 454.00 feet to the point of beginning; thence extending from said point of beginning along the northeasterly side of Cloverly Lane the two following courses and distances: (1) north 49 degrees 10 minutes west, 110.00 feet to a point of curve on the same and (2) northwestwardly on the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 6.30 feet to a point; thence extending north 38 degrees 46 minutes 12 seconds east 170.67 feet to a point; thence extending south 49 degrees 07 minutes 30 seconds east, 122.43 feet to a point; thence extending south 40 degrees 50 minutes west, 170.35 feet to the first mentioned point and place of beginning.

BEING Lot No. 41 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Edith A. Jacobs by deed from Morrell L. Jacobs, Jr. and Edith A. Jacobs dated April 18, 1986 and recorded May 1, 1986 in Deed Book 4798, Page 411.

Parcel Number: 36-00-02305-00-8.

Location of property: 422 Cloverly Lane, Horsham, Pennsylvania 19044

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edith A. Jacobs** at the suit of Live Well Financial, Inc.
Debt: \$333,772.25.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04698

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the 7th ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, October 22, 1949, as follows, to wit:

BEGINNING at a point on the southeast side of North Keim Street (50 feet wide) at the distance of 400 feet northeast from the northeast side of Wilson Street; thence along the said side of North Keim Street, north 44 degrees 30 minutes east, 50 feet to a point, a corner of Joseph W. Hallman, et ux; thence along the same, south 45 degrees 30 minutes east, 139 feet to a point on the northeast side of a 20 feet wide alley; thence along the said side thereof, south 44 degrees 30 minutes west, 50 feet to a point, a corner of other land of R. Blair Hunter; thence along the same, north 45 degrees 30 minutes west, 139 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jill M. Adams and Richard L. Adams, husband and wife, by deed from Jill Adams, Executrix of the Estate of John W. Slifer dated October 19, 2011 and recorded October 26, 2011 in Deed Book 5817, Page 1219.

Parcel Number: 16-00-16852-00-7.

Location of property: 672 North Keim Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jill M. Adams a/k/a Jill Adams and Richard L. Adams** at the suit of LSF10 Master Participation Trust. Debt: \$124,795.67.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04832

ALL THAT CERTAIN Unit designated as Unit No. B-5, in the Maple Building, being a Unit in Spring Mountain Summit a Condominium, located on Walnut Street and Centennial Street, in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of Spring Mountain Summit under the Unit Property Act, dated February 22, 1980, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4503, Page 443 & C., and also being designated on the declaration Plan of "Spring Mountain Summit" recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7, Page 80 & C.

TOGETHER with an 1.0224% undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of condominium of "Spring Mountain Summit".

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements and covenants as contained in the above Declaration of Condominium of "Spring Mountain Summit" and the Declaration Plan of "Spring Mountain Summit" as well as the "Code of Regulation" of "Spring Mountain Summit" dated February 22, 1980 and recorded in the aforesaid Recorder of Deeds Office, in Deed Book 4503, Page 480 & C.

ALSO UNDER AND SUBJECT, in all respects to a certain Declaration of Easements, Covenants and Restrictions, dated February 22, 1980, recorded as aforesaid, in Deed Book 4503, Page 437 & C.

BEING THE SAME PREMISES which Cheryl Ann Sporsz, by Deed dated June 30, 1998 and recorded July 8, 1998, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5232, Page 199, granted and conveyed unto Joanne M. Hughes, in fee.

Parcel Number: 20-00-00060-25-3.

Location of property: 3311 Forest Lane, Schwenksville, PA 19473.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Mark F. Davidson, Solely as Executor of the Estate of Joanne M. Hughes, Deceased and Kristyna M. Eagle, Solely as Co-Executrix of the Estate of Joanne M. Hughes, Deceased and Estate of Joanne M. Hughes, Deceased, and All Unknown Individuals, Heirs, Successors, Assigns, Business Entities, Non-Profit Entities, and/or Charitable Entities Having and/or Claiming Any Right, Title, Interest Therein, Therefrom and/or Thereunder** at the suit of LSF9 Master Participation Trust. Debt: \$96,321.57.

Richard M. Squire, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-04933

ALL THAT CERTAIN lot or piece of ground situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to Plan of Subdivision of Country Glen prepared for Granor Price Homes, made by Herbert H. Metz, Inc. dated June 3, 1986 last revised September 4, 1986 and said Plan being recorded in Plan Book A-47 Page 403 as follows, to wit:

BEGINNING at a point on the Southerly side of Winchester Drive (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Southeasterly side of Brantford Circle (50 feet wide): (1) leaving Brentford Circle on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent on the Southwesterly side of Winchester Drive (2) South 46 degrees 14 minutes 33 seconds East 105.17 feet to a point of curve and (3) along the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 244.57 feet to the point of beginning said point of beginning being a corner of Lot No. 53; thence extending from said point of beginning along the Southerly and Southeasterly side of Winchester Drive the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 54.31 feet to a point of tangent and (2) North 76 degrees 40 minutes 29 seconds East 15.00 feet to a point a corner of Lot No. 55; thence extending along same South 13 degrees 19 minutes 31 seconds East 150.00 feet to a point on the Northerly side of Norristown Road; thence extending along the same South 76 degrees 40 minutes 29 seconds West 97.38 feet to a point a corner of Lot No. 53; thence extending along the same North 02 degrees 57 minutes 05 seconds West 157.48 feet to the first mentioned point and place of beginning.

BEING Lot No. 54 as shown on said Plan.

BEING THE SAME PREMISES which Marrus N. Petruzzi and Sandra M. Petruzzi, by Deed dated April 1, 2002 and recorded May 2, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5405, Page 2082, granted and conveyed unto Maurus N. Petruzzi.

Parcel Number: 36-00-11879-10-9.

Location of property: 209 Winchester Drive, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maurus N. Petruzzi and United States of America** at the suit of Citimortgage, Inc. Debt: \$132,113.58.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-05007
PREMISES "A"

ALL THAT CERTAIN message or tenement and lot or piece of land situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 104 S. Franklin Street, bounded and described as follows, to wit:

BEGINNING on the East side of South Franklin Street, a point in the middle of the dividing wall of a double brick house; thence Eastwardly through the middle of said dividing wall and along land now or late of John George Psota, Sr., one hundred thirty-seven feet five inches to a sixteen feet wide alley; thence Northwardly along said alley thirty-six feet seven inches to South Street; thence Westwardly along said South Street one hundred and thirty-eight feet to South Franklin Street aforesaid, thence Southwardly along said South Franklin Street thirty-six feet seven inches to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM- All that certain lot or piece of ground as conveyed by Anna Pastelak, widow, to Henry B. Clary by Deed dated 11/18/1971, recorded in Deed Book 3715, page 475.

PREMISES "B"

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described as follows, to wit, according to a survey made 10/10/1918 by Ralph E. Shaner, C.E.:

BEGINNING at a point on the East side of South Franklin Street 3 feet 10 inches from the corner of a double brick house, a corner of this lot of John Machitsko; thence Eastwardly along said land 137 feet 1 inch to a 16 feet wide alley, thence Northwardly along said alley 18 feet 3 inches to other land of John Andrew Psota, Jr.; thence Westwardly along said land and through the middle of the dividing wall of a double brick house 137 feet 5 inches to South Franklin Street aforesaid; thence Southwardly along said South Franklin Street 18 feet 3 inches to the place of beginning.

TITLE TO SAID PREMISES "A" IS VESTED IN Scott A. Molitoriz by Deed from Douglass Wynne and Nancy Wynne, husband and wife dated 8/27/2001 and recorded 9/4/2001 in the County of Montgomery in Deed Book 5374 Page 41.

TITLE TO SAID PREMISES "B" IS VESTED IN Scott Molitoriz by Deed from Susan Moyer dated 12/10/2003 and recorded 1/7/2004 in the County of Montgomery in Deed Book 5489 Page 506.

Parcel Number: 16-00-10972-00-1 (Premises A); 16-00-10976-00-6 (Premises B).

Location of property: 104 S. Franklin Street (Premises A) and 106 S. Franklin Street (Premises B) Borough of Pottstown, Montgomery County, Pennsylvania 19464.

The improvements thereon are: Premises A: Residential Property consisting of an approximately 994 square foot detached single family home; Premises B: Residential Property consisting of an approximately 938 square foot detached single family home.

Seized and taken in execution as the property of **Scott A. Molitoriz** at the suit of Beneficial Bank, Successor-By-Merger to Conestoga Bank. Debt: \$73,981.91 plus interest and costs through the date of sale.

Ballard Spahr, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-05267

ALL THAT CERTAIN lot or parcel of ground situate in **Hatfield Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as subdivision of Logan Square for Peter Roberts Enterprises, Inc., by David Meixner, Registered Professional Engineer and Surveyors dated November 5, 1965 and last revised November 18, 1966 as follows to wit:

BEGINNING at a point on the northwesterly side of Logan Drive (50 feet wide) said point being the two following courses and distances from a point of curve on the northeasterly side of Carpenter Lane (58 feet wide) (1) leaving Carpenter Lane on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the northwesterly side of Logan Drive and (2) north 40 degrees 54 minutes east along the northwesterly side of Logan Drive 236.00 feet to the point of beginning; thence extending from said point of beginning north 49 degrees 06 minutes west 204.11 feet to a point; thence extending north 45 degrees 31 minutes 20 seconds east 101.20 feet to a point; thence extending south 49 degrees 08 minutes 20 seconds east 195.95 feet to a point on the northwesterly side Logan Drive aforesaid; thence extending south 40 degrees 54 minutes west along the northwesterly side of Logan Drive 101.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 21 Section Number 2 as shown on the above-mentioned plan.

UNDER AND SUBJECT to certain building restrictions as now of record.

BEING THE SAME PREMISES which Peter Roberts Enterprises, Inc., by Deed dated July 29, 1968, and recorded in Montgomery County, in Deed Book 3521 Page 476 conveyed unto Donald M. Kozloski and Gloria, his wife. The said Donald M. Kozloski has since departed this life of May 1, 1988.

BEING THE SAME parcel as that conveyed by Deed to Gloria Kozloski and Bryan Kozloski, as joint tenants with the rights of survivorship from Gloria Kozloski, widow, dated November 23, 2009, recorded December 29, 2009, in Book 5755, Page 309, in the aforesaid land records.

Parcel Number: 35-00-06325-00-3.

Location of property: 201 Logan Drive, Hatfield, PA 19440.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Bryan Kozloski and Gloria Kozloski** at the suit of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$153,266.73.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-05271

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, described in accordance with a plan of lots land out for Cecelia B. McGinty, dated March 29, 1922 and recorded at Norristown in Deed Book 949 page 600, as follows, to wit:

BEGINNING at a point in the centerlines of DeKalb Street at the distance of 258.93 feet measured North 32 degrees, 29 minutes East, along said centerline from its intersection with the centerline of Washington Lane, a corner of Lot #5 on said plan; thence along the centerline of DeKalb Street, North 32 degrees, 29 minutes East, 100 feet to a corner of Lot #8; thence along Lot #8, South 57 degrees, 31 minutes East, 229.68 feet to a point on the Northwest side of Mill Road; thence along said side of Mill Road, South 40 degrees, 23 minutes West, 100.96 feet to a corner of Lot #5; thence along Lot #5, North 57 degrees, 31 minutes West, 215.81 feet to the first mentioned point and place of beginning.

BEING Lots #6 and #7 on said Plan.

FEE SIMPLE TITLE VESTED IN Patren Altenor and Brandi Altenor, as tenants by the entireties by deed from David F. Arbuckle, dated 7/13/2006, recorded 7/27/2006, in the Montgomery County Clerk's Office in Deed Book 5610, Page 60, as Instrument No. 2006092546.

Parcel Number: 33-00-01903-00-8.

Location of property: 3006 DeKalb Pike, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Anne Patren Altenor and Brandi Altenor, as tenants by the entireties, by deed from David F. Arbuckle, dated 07/13/2006, recorded 07/27/2006, in the Montgomery County Recorder of Deeds in Deed Book 5610, Page 60, as Instrument No. 2006092546 and The United States of America** at the suit of Bayview Loan Servicing, LLC. Debt: \$339,778.25.

Stern & Eisenberg, PC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-06000

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan of property made for Marian D. Hallowell, Industrial Valley Bank and Trust Company, Trustees Under the Will of Isreal R. Hallowell, Deceased, Henry W. Hallowell and Mary Elizabeth M. Hallowell, his wife, by Charles E. Shoemaker, Inc., Engineers and Surveyors dated June 18, 1966 and last revised August 29, 1968 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-14 Page 94, as follows, to wit:

BEGINNING at a point on the southwesterly side of Madison Road (50 feet wide) said point being the two following courses and distances from a point of curve on the northwesterly side of Pepper Road (50 feet wide): (1) leaving Pepper Road on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of reverse curve on the southwesterly side of Madison Road and (2) northwestwardly along the southwesterly side of Madison Road on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 105.00 feet to the point of beginning; thence extending from said point of beginning south 67 degrees 31 minutes 52 seconds west 209.48 feet to a point; thence extending north 48 degrees 35 minutes 03 seconds west 210.00 feet to a point; thence extending south 41 degrees 24 minutes 57 seconds west 150.00 feet to a point on the northeasterly side of Pepper Road aforesaid; thence extending north 48 degrees 35 minutes 03 seconds west along the northeasterly side of pepper road 30.00 feet to a point; thence extending north 41 degrees 24 minutes 57 seconds east 150.00 feet to a point; thence extending north 48 degrees 35 minutes 03 seconds west 118.00 feet to a point; thence extending north 41 degrees 24 minutes 57 seconds east crossing the bed of a certain 40.00 feet wide right of way for drainage 292.94 feet to a point; thence south 32 degrees 06 minutes 16 seconds east 133.48 feet to a point; thence extending south 48 degrees 35 minutes 03 seconds east 20.00 feet to a point; thence extending south 41 degrees 24 minutes 57 seconds west 25.08 feet to a point; thence extending south 48 degrees 35 minutes 03 seconds east 49.96 feet to a point; thence extending south 74 degrees 03 minutes 18 seconds east 60.92 feet to a point; thence extending south 79 degrees 48 minutes 48 seconds east 133.02 feet to a point on the northwesterly side of Madison Road aforesaid; thence extending southwestwardly and southwardly partly along the northwesterly and westerly sides of Madison Road on the arc of a circle curving to the left having a radius of 266.22 feet re-crossing the bed of the aforesaid 40.00 feet wide right of way for drainage the arc distance of 130.90 feet to a point of compound curve on the westerly side of Madison Road; thence extending southwardly and southeastwardly partly along the westerly and southwesterly sides of Madison Road on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 32.44 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Frederick G. Betz, by Deed dated December 8, 2003 and recorded February 5, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5494, Page 588, granted and conveyed unto Jacob Stepansky and Irina Stepansky, as tenants by the entirety.

Parcel Number: 41-00-05236-00-6.

Location of property: 244 Madison Road, Lower Moreland Township, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacob Stepansky, Irina Stepansky and The United States of America** at the suit of US Bank Trust National Association, as Trustee for Bluewater Investment Trust 2018-1. Debt: \$615,602.27.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-06089

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Upper Moreland Township**, Montgomery County, Commonwealth of Pennsylvania, being known and designated as Lot No. 4 on a Certain Survey and Plan of Lots made for George Finch, and Catherine R. Finch, husband and wife by Thomas W. Burns, Registered Surveyor, of Lansdowne, Pennsylvania, on the 16th day of April A.D., 1960 and revised on the 31st day of May AD., 1960 and described according thereto, as follows, to wit:

BEGINNING at a point on the Northwest side of Terwood Hill Road (50 feet wide) at the distance of 266.50 feet measured South 72 degrees Four minutes West, along the said Northwest side of Terwood Hill Road, from its intersection with the middle line of Terwood Hill Road, from its intersection with the middle line Terwood Road (33 feet wide); thence extending from said point of beginning South 72 degrees, 4 minutes West, along the said Northwest side of Terwood Hill Road 150 feet to a pipe in line of Lot No. 3 on said Plan; thence extending North 17 degrees 36 minutes West along said line of Lot No. 3 on said Plan. 299.92 feet to a pipe thence extending north 72 degrees, 4 minutes East 146.79 feet to a monument in the head of Pike Lane (50 feet wide); thence extending South 20 degrees 54 minutes East 61.96 feet to a point, an angle, thence extending South 17 degrees 56 minutes East 238.04 feet to a pipe on the said Northwest side of Terwood Hill Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Christine T. Beissel and Patrick J. Beissel by Deed from Anne M. Robertson and Christopher Robertson dated February 28, 2005 and recorded on April 18, 2005 in the Montgomery County Recorder of Deeds in Book 05550, Page 1582 as Instrument No. 2005052606.

Parcel Number: 59-00-17278-00-6.

Location of property: 2680 Terwood Hill Drive, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine T. Beissel and Patrick J. Beissel** at the suit of Federal National Mortgage Association. Debt: \$277,848.60.

Milstead & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07018

ALL THAT CERTAIN unit, designated as Building D, Unit Number E-516, a unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County and State of Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium dated 1/29/1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on 2/5/1981 in Deed Book 4603 Page 176, a Corrective Amendment to Declaration of Condominium thereto dated 6/30/1981 and recorded 7/1/1981 in Deed Book 4638 Page 56, a Second Corrective Amendment to Declaration thereto dated 7/10/1981 and recorded 7/15/1981 in Deed Book 4642 Page 534, a Third Amendment to Declaration of Condominium thereto dated 8/20/1986 and recorded 9/4/1986 in Deed Book 4811 Page 2113, a Fourth Amendment to Declaration of Condominium thereto dated 4/18/1988 and recorded 10/14/1988 in Deed Book 4890 Page 1189 and a Fifth Amendment thereto dated / 1990 and recorded 5/18/1990 in Deed Book 4946 Page 1396 and Plats and Plans for Green Hill Condominium dated 1/29/1981 and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium and as in unrecorded by-laws of the Green Hill Condominium Association dated 1 /29/1981 and amended 6/3/ 1981.

TITLE TO SAID PREMISES IS VESTED IN Max Wagner and Miriam Wagner, husband and wife, as Tenants by the Entireties by Deed from Morris Sidewater and Evelyn Sidewater, husband and wife dated 07/16/1998 recorded 08/17/1998 in Book No. 5236, Page 1985.

TO BE SOLD the property of Max Wagner and Miriam Wagner, husband and wife, as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN By Deed from dated 07/16/1998 recorded 08/17/1998 in Deed Book 5236 Page 1985.

Parcel Number: 40-00-11154-14-6.

Location of property: 1001 City Avenue, Unit ED516, Lower Merion (Wynnewood), PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Miriam Wagner a/k/a Miriam Caroline Wagner c/o Jacki Routhenstein, Personal Representative, et al.** at the suit of Finance of America Structured Securities Acquisition Trust 2017-HB1 Wilmington Savings Fund Society FSB not Individually but Solely as Trustee. Debt: \$132,562.08.

Robert Crawley, Attorney. I.D. #319712

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07068

ALL THAT CERTAIN tract or parcel of ground situate in **Limerick Township**, Montgomery County, Pennsylvania being known as. Phase III on a Plan of Subdivision entitled Heritage Ridge a/k/a Heritage Ridge, prepared for David Cutler Group by Stout, Tacconelli and Associates, Inc. dated 12/04/89 and last revised 05/04/90 and filed as Plan A53, Page 330 and being more fully described as follows:

BEGINNING at a point on the Northeasterly side of Azalea Circle (50 feet wide), said point being a corner of Lot No. 135 (as shown on said plan), thence extending along said drive North 44 degrees 02 minutes 04 seconds West 40.00 feet to a point, being a corner of Lot No. 133; thence leaving said drive extending along Lot No. 133 North

45 degrees 57 minutes 56 seconds East 115.00 feet to a point, being a common corner of Lots Nos. 102, 103 and 133, thence extending along Lot No. 102 and crossing into a 20 feet wide storm sewer easement South 44 degrees 02 minutes 04 seconds East 40.00 feet to a point, being a common corner of Lots Nos. 101, 102 and 135; thence extending along Lot No. 135 South 45 degrees 57 minutes 56 seconds East 115.00 feet to the first mentioned point and place of beginning. BEING Lot No. 134 Phase III on above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kathryn E. Lesoken, by Deed from James Bryant and Nicole Lacayo, Dated 06/09/2017, Recorded 06/13/2017, in Book 6048, Page 1193.

Parcel Number: 37-00-00095-30-7.

Location of property: 202 Azalea Circle, Limerick, PA 19468-1332.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathryn E. Lesoken** at the suit of Draper and Kramer Mortgage Corp. Debt: \$230,313.64.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07105

ALL THAT CERTAIN unit, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Unit "F", Building No. 13, as shown on plan of "Indian Valley Meadows" County House for Regent Valley Builders, prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated 10/29/1973, last revised 6/22/1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-23 Page 8.

TITLE TO SAID PREMISES IS VESTED IN Joshua K. Benner, by Deed from Dennis A. Benner, Executor of The Estate of Ray A. Benner a/k/a Ray Benner, Deceased, dated 05/27/2016, recorded 06/02/2016, in Book 6000, Page 02989.

Parcel Number: 34-00-02675-24-3.

Location of property: 143 Hopewell Lane, Telford, PA 18969-2268.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua K. Benner** at the suit of Wells Fargo Bank, N.A. Debt: \$134,332.80.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07584

ALL THAT CERTAIN house and lot or piece of land situate in the Village of Gilbertsville, **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the Limerick and Colebrookdale Turnpike Road and running thence along the same North sixty-six and one-half degrees West thirty-seven feet four inches to a corner of land now or late of Sarah Yerger; thence by the same North thirty-six degrees East eleven and two-tenths perches to a corner of land of Russell Geiger; thence by the same the three next courses and distances to wit: South fifty-four degrees East twenty-six feet nine inches South thirty-six degrees West seven perches and South twenty-seven degrees West three and nine-tenths perches to the place of beginning.

CONTAINING about eighteen perched of land, be the same more or less.

ALSO ALL THAT CERTAIN tract or parcel of land situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company as follows, to wit:

BEGINNING at the Southwesterly corner other lands Ernest Moser, said point being in the middle of State Highway Route #73 otherwise known as East Philadelphia Avenue; thence along the middle of the same North sixty-six degrees thirty minutes West one and eighty-five hundredths feet to a corner other lands of the Grantor; thence along the same North thirty-two degrees fourteen minutes East two hundred ninety-one and forty-four one-hundredths feet to a corner and North fifty-four degrees fifty-two minutes West sixty-four and fifteen one-hundredths feet to a corner on line of lands now or late of Ebner F. Smith, thence along the same North thirty-four degrees fifty-four, minutes East two hundred eighteen and twenty-seven hundredths feet to a corner, thence South forty-nine degrees thirty minutes East eighty feet to a corner of lands now or late of J. Russell Geiger, Jr., thence along the same and other lands of Ernest Moser South thirty-five degrees eight minutes West five hundred one and sixty one-hundredths feet to a corner in the middle of East Philadelphia Avenue and place of beginning.

CONTAINING 0 acres and seventy perches of land.

TOGETHER with the right of ingress and egress forever over a point ten feet wide easement, said point of beginning being on the Northerly property line of East Philadelphia Avenue distant North sixty-six degrees thirty minutes West fourteen and ninety one-hundredths feet from a corner of lands now or about to be conveyed to Ernest Moser; thence from said point of beginning on a course and five feet on either side thereof North thirty degrees two minutes East one hundred eighty-eight and ninety-two one-hundredths feet to a corner on the Southerly side of another sixteen feet wide easement also granted to the said Ernest Moser and more fully described as follows:

BEGINNING at a point of ending as described above and continuing in a Westerly direction North fifty-four degrees fifty-two minutes East forty-four and thirty-two one-hundredths feet to a corner on line of lands Elmer F. Smith, thence along the same North thirty-four degrees fifty-four minutes East sixteen feet to a corner on line of other lands of Samuel Moser, thence along the same South fifty-four degrees fifty-two minutes East sixty-five and sixty one-hundredths feet to a corner on line of other lands now or about to be conveyed to Ernest Moser, thence along the same South thirty-two degrees fourteen minutes West sixteen and two one-hundredths feet to a corner on line of other lands of the late Samuel Moser, thence along the same North fifty-four degrees fifty-two minutes West twenty-two and one one-hundredths feet to the point of ending and being the identical point of ending of the above described ten feet wide easement.

BEING THE SAME PREMISES which Glenn C. Grubar and Terry W. Grubar by Deed dated April 25, 2008 and recorded September 2, 2008 in Deed Book 570, page 2609, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Neezam Ali, in fee.

Parcel Number: 32-00-05280-00-7.

Location of property: 1219 East Philadelphia Avenue, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Neezam Ali** at the suit of JPMorgan Chase Bank, National Association. Debt: \$202,359.15.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07702

ALL THAT CERTAIN message and tract of land in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the South line of Fifth Street at a distance of 353 feet Westward from the Southwest corner of Fifth and Johnson Street; thence by the same Southwardly thru the center or middle of the partition or division wall of the hereby granted brick message and the other brick message adjoining on the East and along the lands now or late of John J. Quigley adjoining on the East, 140 feet to a 20 feet wide alley; thence by the same Westwardly 20 feet 10 inches to other lands now or late of Daniel E. Bertolet; thence by the same Northwardly 140 feet to the Fifth Street aforesaid; thence by the same Eastwardly 20 feet 10 inches to the place of beginning.

BEING THE SAME PREMISES which Francis Nazaryk, by Deed dated 06/30/2010 and recorded 07/08/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5772, Page 2331, granted and conveyed unto Jeffrey Burrington, in fee.

Parcel Number: 16-00-09396-00-2.

Location of property: 34 West 5th Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jeffrey Burrington** at the suit of Carrington Mortgage Services, LLC. Debt: \$137,792.81.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07832

ALL THAT CERTAIN message and lot of land situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the west line of Hanover Street, distant 205 feet 2 1/2 inches more or less from the northwest corner of Oak and Hanover Streets; thence extending southwardly 20 feet more or less to a point; thence extending westwardly along other lands now or late of Webster N. Haas and Florence M. Haas, his wife, and through the middle of the party or partition wall between the house on the premises herein conveyed and the premises now or late of Webster N. Haas and Florence M. Haas, his wife, immediately adjoining on the South 140 feet more or less to the East side of a certain 20 feet alley; thence Northwardly to the North side of Lot No. 36 now or late of Mary A. Stein; thence along said North side of Lot No. 36 eastwardly 140 feet more or less to the place of beginning. (Now known as 469 Farmington Avenue, Pottstown, Montgomery County, Pennsylvania).

BEING the same premises which M. Rita Bealer by her attorney-in-fact Joseph D. Browne, Bernice A. Kish, by her attorney-in-fact Joseph D. Browne, and Paul D. Browne by his attorney-in-fact, Joseph D. Browne and John C. Browne, by his attorney-in-fact, Joseph D. Browne, by power of attorney dated September 7, 19W and intended to be forthwith recorded and Joseph D. Browne, by Deed dated July 17, 2002, and recorded July 18, 2002, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5416, Page 2232, granted and conveyed unto Raymond H. Roberts and Andrea G. Roberts a/k/a Andrea G. Henley, in fee.

Parcel Number: 16-00-08860-00-7.

Location of property: 469 Farmington Avenue, Pottstown, PA 19464.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Raymond H. Roberts and Andrea G. Roberts a/k/a Andrea G. Henley** at the suit of LSF8 Master Participation Trust. Debt: \$129,531.71.

Benjamin N. Hoen, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07850

ALL THAT CERTAIN brick message and lot or piece of land situate in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, being known as 122 South Evans Street, bounded and described as follows, to wit:

BEGINNING at a point in the east line of Evans Street at a distance of 70 feet northward from the northeast corner of Cherry and Evans Street, thence by said Evans Street northwardly 18 feet, 4 inches to the middle of the partition wall of this and property immediately adjoining on the north; thence by the same eastwardly 87 feet, and parallel with the party wall to a point in the west line of a five foot wide alley, thence along said alley southwardly on the west side, 18 feet, 4 inches to a point in line of hereby granted premises and lands adjoining on the south, thence westwardly along the same 18 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Powell and Karen M. Powell by deed from Valerio Properties, LLC, PA LLC dated January 27, 2005 and recorded February 14, 2005 in Deed Book 05543, Page 2128.

Parcel Number: 16-00-08600-00-6.

Location of property: 122 South Evans Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert W. Powell and Karen M. Powell** at the suit of MB Financial Bank, N.A. Debt: \$78,186.06.

McCabe, Weisberg & Conway, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07902

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Westerly side of Keswick Avenue (seventy (70) feet wide) a corner of Lot No. 814 on plan of part of Ferguson and Johnson Glenside Tract made for Paul S. Vollrath and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-1 on November 6, 1955, said point being at the arc distance of three hundred nine and fifty two one hundredths (309.52) feet measured in a Southerly direction by a line curving to the right with a radius of one thousand two hundred ninety four and four tenths (1,294.4) feet from a point of compound curve, said point of compound curve being at the arc distance of two hundred twenty five and eleven one hundredths (225.11) feet measured in a Southeast and Southerly direction by a line curving to the right with a radius of two hundred sixty six and eighty five one hundredths (266.85) feet from a point of curve on the Southwesterly side of Keswick Avenue said point of curve being at the distance of one hundred thirty five and twenty hundredths (135.20) feet measured South forty three (43) degrees forty eight (48) minutes thirteen (13) seconds East from the intersection which the said Southwesterly side of Keswick Avenue makes with the Southeasterly side of Easton Road (sixty (60) feet wide), thence from the first mentioned point and place beginning along the said Westerly side of Keswick Avenue by a line extending in a Southerly direction and curving to the right with a radius of one thousand two hundred ninety four and forty one hundredths (1294.40) feet the arc distance of twenty and sixty three one hundredths (20.63) feet to a point a corner of Lot No. 816 on the above mentioned plan, thence along the Northerly line of Lot No. 816 on the above mentioned plan, thence along the Northerly line of No. 816 North eighty five (85) degrees thirty two (32) minutes fifty seven (57) seconds West and crossing a private right of way for driveway (twenty four (24) feet wide) and one hundred seventeen and eighty seven one hundredths (117.87) feet to a point on the Easterly line of The Roslyn Terrace Subdivision, thence along the Westerly side of the private right of way for driveway North four (4) degrees twenty seven (27) minutes three (3) seconds East twenty (20) feet to a point a rear corner of Lot No. 814 thence along the Southerly line of Lot No. 814 and re-crossing the private right of way for driveway South eighty five (85) degrees thirty two (32) minutes fifty seven (57) seconds East one hundred twenty two and ninety four hundredths (122.94) feet to the aforementioned Westerly side of Keswick Avenue the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 24 feet wide private right of way for driveway which extends in a southerly and Southeasterly direction into Keswick Avenue across Lots No. 800 to 823 inclusive on the above mentioned plan as and for a driveway and passageway in common with the owners and occupiers of the other lots of ground boarding thereon and entitled to the use thereof.

BEING 815 on the above-mentioned plan.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights appurtenances, rents, royalties, mineral, oil, and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property.

BEING THE SAME PREMISES which Lisa Nguyen and Hung Hoang by Deed dated April 24, 2001 and recorded June 6, 2001 in Montgomery County in Record Book 5362 Page 939 conveyed unto Lisa Nguyen.

Parcel Number: 30-00-35728-00-8.

Location of property: 238 Keswick Avenue, Glenside, Abington Township, Montgomery County, Pennsylvania.

The improvements thereon are: Commercial building.

Seized and taken in execution as the property of **Lisa Nguyen** at the suit of Mark C. Knouse, Lynn Brinker, and Kimberly Beidler. Debt: \$150,209.25.

Kristen Wetzel Ladd, Attorney, I.D. #208755

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-08501

ALL THAT CERTAIN brick bungalow and lot of land situate on the Benjamin Franklin Highway in the Village of Stowe, in **West Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a corner of lands now or late of Thomas DiPietro and Isabel DiPietro, his wife, said point being on the Northerly right of way of the William Penn Highway, otherwise known as Traffic Route 422, and distant North 63 degrees 10 minutes West 119.77 feet from the Westerly side of Crosstown Road; thence along the said right of way South 63 degrees 10 minutes East 58.25 feet to a point a corner of other lands now or late of John Crater; thence along said lands North 26 degrees 50 minutes East 91.71 feet to a corner on the Southerly side of a private 20 feet wide road; thence along the same North 52 degrees 16 minutes West 59.31 feet to a corner of lands now or late of Thomas DiPietro, et ux as heretofore mentioned; thence along the same South 26 degrees 50 minutes West 102.93 feet to the place of beginning.

BEING known as #2 Benjamin Franklin Highway, according to a survey of George Shaner, Registered Surveyor, dated 1212/1950.

TITLE TO SAID PREMISES IS VESTED IN Jessica L. Shovelton and Glen Shovelton, h/w, by Deed from Jessica Shovelton and Randolph L. Mull and Jean E. Mull, Dated 06/28/2012, Recorded 07/09/2012, in Book 5840, Page 2585.

Parcel Number: 64-00-02404-00-7.

Location of property: 1613 West High Street, Pottstown, PA 19464-3758

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jessica L. Shovelton a/k/a Jessica Shovelton and Glen Shovelton** at the suit of Wells Fargo Bank, NA. Debt: \$132,697.51.

Phelan Hallinan Diamon & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-08519

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision/Land Development Plans "Edgewood Terrace" made for Moulton Builders, Inc. by Bohler Engineering Inc. dated 06/04/2004 and last revised on 04/28/2005 and recorded in Plan Book 25, Pages 226 & 227 as follows, to wit:

BEGINNING at a point on the southeasterly side of Manor Circle (50.00 feet wide) at a corner of this and Lot No. 21 as shown on the above-mentioned plan; thence extending from said point of beginning and along Lot No. 21 south 24 degrees 31 minutes 00 seconds east 141.28 feet to a point, a corner on the northwesterly side ultimate right of way line of Alderfer Road (variable width); thence extending along the same south 65 degrees 41 minutes 36 seconds west 47.00 feet to a point, a corner in line of Lot No. 19; thence extending along the same the (2) following courses and distances, as follows, to wit: thence (1) north 24 degrees 31 minutes 00 seconds west 113.60 feet to a point of angle; thence (2) north 13 degrees 17 minutes 01 seconds west 30.00 feet to a point, a corner on the southeasterly side of Manor Circle; thence extending along the same the (2) following courses and distances as follows, to wit: (1) on the arc of a circle curving to the left having a radius of 100 feet the arc distance of 19.61 feet to a point tangent; thence (2) north 65 degrees 29 minutes 00 seconds east 24.00 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 20 on the above-mentioned plan.

BEING THE SAME PREMISES which Edgewood Terra CE, LLC, a PA Limited Liability Company by Deed dated March 30, 2007 and recorded on April 17, 2007, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5643 at Page 1058 and Instrument #2007046276 granted and conveyed unto Andrew J. Rinaldi and Lynn A. Rinaldi, husband and wife.

Parcel Number: 50-00-00013-31-8.

Location of property: 393 Manor Circle, Harleysville, PA 19438.

The improvements thereon are: Single-family townhouse.

Seized and taken in execution as the property of **Andrew J. Rinaldi and Lynn A. Rinaldi** at the suit of The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2007-7. Debt: \$322,817.65.

Stephen M. Hladik, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-08674

TRACT NO. 1:

ALL THOSE CERTAIN Three (3) building Lots or pieces of land situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit: Beginning at a point on the west side of Lemon Street, at the distance of 150 feet northwardly (from the northwardly (from the northwest corner of Jefferson and Lemon Street, a corner of this and Lot No. 287; thence by the same Westwardly 110 feet to a 15 feet wide alley; thence by the same Northwardly 90 feet to Lot No. 291; thence by the same Eastwardly 110 feet to the west side of Lemon Street aforesaid; thence by the same Southwardly 90 feet to the place of beginning.

BEING Lots Nos. 288, 289, and 290 in a Plan of lots land out by Charles Roth.

TRACT NO. 2:

ALL THAT CERTAIN lot, piece or parcel of land, situate the North side of Lemon Street in Stowe, **West Pottsgrove Township**, Montgomery, County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the North side of Lemon Street distant 105 feet Eastwardly from the East side of Jefferson Street, thence Northwardly a distance of 110 feet to the south side of a 5 feet private alley; thence along said alley eastwardly a distance of 45 feet to Lot No. 288 in the Charles Roth Plan of lots, a corner of lands now or late Matthias Peto and Anna Peto, his wife; thence along said lands of now or late Matthias Peto and Anna Peto, his wife, Southwardly a distance of 110 feet to the north side of Willow Street; thence along the same Westwardly a distance of 45 feet to the point or place of beginning.

BEING the Eastern One-Half of Lot No. 286, and the whole of Lot No. 287 in the aforesaid Charles Roth plan.

TITLE TO SAID PREMISES IS VESTED IN Margaret A. Peto, Unmarried by Deed from Margaret A. Peto, unmarried, and Kenneth Mast, unmarried dated 11/18/2004 recorded 12/06/2004 in Book 5535 Page ____.

Parcel Number: 64-00-03289-00-4.

Location of property: 211 Lemon Street, Stowe (West Pottsgrove Township), PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Margaret Peto a/k/a Margaret A. Peto a/k/a Peggy Peto; Kenneth Mast a/k/a Kenneth C. Mast, Individually and as Personal Representative of The Estate of Margaret Peto a/k/a Margaret A. Peto a/k/a Peggy Peto; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Margaret Peto a/k/a Margaret A. Peto a/k/a Peggy Peto** at the suit of HSBC Bank USA, N.A. as Trustee for The Registered Holders of The Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-4. Debt: \$87,773.34.

Robert Crawley, Attorney, I.D. #319712

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-08687

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision Cranberry PRD, Phase 5A & 5B made for Crandel Corporation by Bursich Associates, Inc., dated 09/05/1992 last revised 06/17/1993 and recorded in Plan Book A-54, Page 238, as follows, to wit:

BEGINNING at a point on the easterly side of Stewart Road (40.00 feet wide), a corner of this and Lot No. 49 on said plan; thence extending from said point of beginning and along the easterly side of Stewart Road, aforesaid, along the arc of a circle curving to the right having a radius of 1,930.00 feet, the arc distance of 75.08 feet to a point, a corner of Lot No. 47 on said plan; thence extending along the same, south 88 degrees 57 minutes 45 seconds east, 133.80 feet to a point in line of Phase IIB; thence extending along the same, south 03 degrees 35 minutes 13 seconds west, 70.10 feet to a point a corner of Lot No. 49, aforesaid; thence extending along the same, south 88 degrees 48 minutes 31 seconds west, 129.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 on said plan.

BEING THE SAME PREMISES which Melissa L. Gochoco k/n/a Melissa M. Leedom and Jeffrey R. Gochoco by Deed dated 04/09/11 and recorded 04/19/2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5798 Page 01807, granted and conveyed unto Robert Kessler, a married man as sole owner.

Parcel Number: 48-00-02154-56-5.

Location of property: 608 Stewart Road, Collegeville, PA 19426

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Melissa L. Gochoco k/n/a Melissa M. Leedom and Jeffrey R. Gochoco by Deed dated 04/09/2011 and recorded 04/19/2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5798 Page 01807, granted and conveyed unto Robert Kessler, a married man, as sole owner** at the suit of Ocwen Loan Servicing, LLC. Debt: \$168,472.75.

Andrew J. Marley, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-08762

ALL THAT CERTAIN lot or tract of land, with the bungalow thereon erected, situate in **Lower Frederick Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING, at a stake in the middle of public road leading from Spring Mount to Salford Station, thence along the land now or late of Carl Klingelhoefter south forty-four and three quarters degrees east one hundred fifty feet to an iron pin, thence along other land now or late of Frank W. Fulmer south forty-four and three quarters degrees west fifty feet to an iron pin, thence along other land now or late of Frank W. Fulmer north forty-four and three quarters degrees east one hundred fifty feet to an iron pin in the aforesaid public road., thence along the said public road north forty-four and three quarters degrees east fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carolyn J. Andzejewicz n/k/a Carolyn J. Knickerbocker, by Deed from Carolyn J. Knickerbocker, dated 12/12/2003, recorded 01/14/2004, in Book 5490, Page 801.

Parcel Number: 38-00-00451-00-6.

Location of property: 107 Fulmer Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carolyn J. Knickerbocker a/k/a Carolyn J. Andzejewicz** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2005-2. Debt: \$106,456.44.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-08866

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Section #5 of Lafayette Park made for A. J. Volpi, by A. W. Martin Associates, Consulting Engineers, King of Prussia, Pennsylvania, dated 4/20/1959 and revised 07/08/1959 said plan recorded at Norristown in Plan Book A-5 page 17, as follows, to wit:

BEGINNING at a point on the Southeast side of Valley Forge Road (30 feet wide) as laid out and shown on said plan, at the distance of 297.91 feet measured, South 83 degrees, 44 minutes West along said side of Valley Forge Road from the Westerly end of the radius round corner of Valley Forge Road and General Knox Road (50 feet wide), thence along the Southeast side of Valley Forge Road, South 83 degrees, 44 minutes West, 87 feet to a corner of Lot No. 123, thence along Lot #123, South 6 degrees, 16 minutes East, 145 feet to a point in line of Lot No. 131, thence along Lot No. 131 and Lot No 130 and through the middle of a 10 feet wide utility easement, North 83 degrees, 44 minutes East, 87 feet to a corner of Lot No. 125, thence along Lot No. 125, North 6 degrees, 16 minutes West, 145 feet to the first mentioned point and place of beginning.

BEING Lot No. 124 on said Plan.

BEING THE SAME PREMISES which Raphael Huggins a/k/a Raphael L. Huggins, Sr. and Coleste Huggins, by Deed dated December 19, 2003 and recorded February 5, 2004 in Deed Book 05494, page 1517, Instrument #2004023902, in the Office of the Recorder of deeds Office in and for the County of Montgomery, granted and conveyed unto Raphael L. Huggins, Sr., in fee.

Parcel Number: 58-00-19819-00-4.

Location of property: 463 West Valley Forge Road, King Of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Raphael L. Huggins, Sr. a/k/a Raphael Huggins** at the suit of JPMorgan Chase Bank, National Association. Debt: \$302,258.03.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-08957

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County Of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Arcola Acres", laid out on Property of Providence Builders, Incorporated, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated January 4, 1965 and revised June 18, 1965, as follows, to wit:

BEGINNING at a point on the southwesterly side of a cul-de-sac, which cul-de-sac is situated at the northwesternmost end of Monitor Drive (fifty feet wide), the said beginning point being measured the four following courses and distances from a point on the northwesterly side of Sumter Drive (fifty feet wide); (1) on the arc of a circle curving to the left having a radius of twenty five feet, the arc distance of thirty nine and twenty seven one hundredths feet to a point (2) north fifty one degrees twelve minutes west one hundred fifty and twenty three one hundredths feet to a point of curve (3) on the arc of a circle curving to the left having a radius of fifty feet, the arc distance of thirty six and fourteen one hundredths feet to a point of reverse curve, and (4) on the arc of a circle curving to the right having a radius of fifty feet, the arc distance of seventy five and seventy four one hundredths feet to the point of beginning, thence along Lot #6, south eighty four degrees ten minutes thirty seconds west, two hundred thirty four and seventy two one hundredths feet to a point in line of land of Howard C. Fehl; thence along same, north fifty one degrees twelve minutes west, fifty nine and fifty one hundredths feet to a point; thence north fifty four degrees thirty nine minutes east, two hundred sixty three and ninety nine one hundredths feet to a point, a corner of Lot #8; thence along Lot #8 south thirty five degrees twenty one minutes east, one hundred forty seven and fifty five one hundredths feet to a point on the northwesterly side of the aforesaid cul-de-sac; thence along same, on the arc of a circle curving to the left having a radius of fifty feet, the arc distance of fifty two and seventy eight one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #7 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Henry A. Palmen and Janet L. Palmen by deed from Jan Dalina and Lauren B. Dalina, husband and wife, dated March 21, 1996 and recorded March 22, 1996 in Deed Book 5143, Page 0146. The said Henry A. Palmen died on February 23, 2016 thereby vesting title in Janet L. Palmen by operation of law.

Parcel Number: 43-00-08812-00-1.

Location of property: 3826 Monitor Drive, Collegeville, Pennsylvania 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Janet L. Palmen** at the suit of Harleysville Bank. Debt: \$52,347.14. **McCabe, Weisberg & Conway, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-12795

ALL THAT CERTAIN tract of land known as Lot 31 as shown on the Final Record Plan of Country Fields, Phase I as prepared by Hanover Engineering Associates, Inc., date July 27, 2000 and last revised August 31, 2000, as recorded in the Recorder of Deeds Office for Montgomery County on October 18, 2000 in Plan Book A-59 Pages 375-379, situate in **New Hanover Township**, Montgomery County, Pennsylvania, as further described as follows:

BEGINNING at the Easterly corner of Lot 31, said iron pin being a common corner with Lot 32 and lands now or formerly Ted A. & Cynthia S.C. Henson and lands now or formerly James R. Jr. & Valerie A. Waddington; thence along said Waddington land South 41 degrees 18 minutes 0 seconds West, 126.00 feet to a point, said point being in common with said Waddington land and on the Easterly right-of-way of Burton Drive (60.00 feet wide); thence along said right-of-way the 3 following courses; (1) North 48 degrees 42 minutes 0 seconds West, 70.00 feet to a point; thence (2) along a curve to the right having a central angle of 90 degrees 0 minutes 0 seconds a radius of 110.00 feet, and an arc length of 172.79 feet to a point; thence (3) North 41 degrees 18 minutes 0 seconds East, 16.00 feet to a point, said point being on the Southerly right-of-way of Burton Drive (60.00 feet wide) and a common corner with Lot 32; thence along said Lot 32 South 48 degrees 42 minutes 0 seconds East, 180.00 feet to an iron pin, said pin being the place to beginning.

NOTE: The rear of Lot 31 is designated 25 feet wide storm drainage easement, also the Northwest section of the property is a designated part of the 300 feet clear sight triangle for Burton Drive.

TITLE TO SAID PREMISES IS VESTED IN Linda N. Dougherty, by Deed from Linda N. Dougherty, widow, dated 02/29/2008, recorded 03/05/2008, in Book 5684, Page 1456.

Parcel Number: 47-00-00747-80-8.

Location of property: 2890 Burton Drive, Gilbertsville, PA 19525-9692.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda N. Dougherty** at the suit of Wells Fargo Bank, N.A. Debt: \$96,249.60.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-12892

ALL THAT CERTAIN message and lot or land, known as 1030 W. Lafayette Street, situate in **Norristown Borough**, Montgomery County and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southwesterly side of Lafayette Street, at the distance of 89.50 feet Southeasterly from the South corner of Buttonwood and Lafayette Streets; thence, Southwesterly, at right angles to Lafayette Street, the line passing through the partition wall between this and the adjoining message, 96.50 feet to a point in the center of a fifteen feet wide alley, known as DiRocco Alley, laid out by him for the use of the owners and occupiers of his properties abutting thereon; thence along the middle line of said alley, Southeasterly, 18.00 feet to a point; thence, Northeasterly, parallel to the first line, 96.50 feet to the Southwesterly side of Lafayette Street; and thence along said side of Lafayette Street, Northwesterly, 18.00 feet to the place of beginning.

BEING Parcel No. 13-00-19672-00-7 of the Montgomery County Commissioners Registry.

BEING THE SAME PREMISES conveyed to Sarah L. Wideman, became seized of the interest granted and conveyed, in fee, by Frank M. Malkoch and Rose M. Malkoch, Husband and Wife as evidenced by deed dated 3/31/1997 and recorded 4/02/1997 in the Office of the Recorder in Montgomery County, in Book 5181, Page 519.

Parcel Number: 13-00-19672-00-7.

Location of property: 1030 West Lafayette Street Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sarah L. Wideman** at the suit of Pennsylvania Housing Finance Agency. Debt: \$37,598.00.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-13042

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Abington Township**, Montgomery County and State of Pennsylvania and described according to a Plan and Survey thereof made by Albright and Mebus, Registered Engineers and Land Surveyors on April 7, 1926, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Jericho Road (50 feet wide) at the distance of 200 feet Northeastwardly from a point in the intersection of the said Southeasterly side of Jericho Road with the Northeastly side of Rockwell Road (40 feet wide) both lines produced; thence extending northeastwardly along the said Southeasterly side of Jericho Road North 43 degrees, 32 minutes East 29.17 feet to a point; thence continuing along the said Southeasterly side of Jericho Road along a line curving to the right with a radius of 975 feet, the distance of 41.83 feet to a point; thence extending Southeastwardly along a line South 44 degrees, 0 minutes, 31 seconds East 149.24 feet to a point; thence extending Southwestwardly along a line South 43 degrees, 32 minutes West 64.59 feet to a point; thence extending Northwestwardly along a line North 46 degrees, 28 minutes West 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Madlyn V. Powell, by Deed from Madelyn P. Holtzer, n/k/a Madlyn V. Powell, dated 11/20/2002, recorded 01/02/2003, in Book 5440, Page 2251.

Parcel Number: 30-00-34328-00-4.

Location of property: 1459 Jericho Road, Abington, PA 19001-2626.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Madlyn V. Powell** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$103,618.04.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-13137

ALL THAT CERTAIN lot or piece of land, situate in **West Conshohocken Borough**, Montgomery County, State of Pennsylvania, bounded and described according to the Record Plan entitled "524 Ford Street" drawn by Fioravanti, Inc., Consulting Engineers & Contractors, Inc., Southampton, PA., Job No. J-703, dated 6/12/1998, last revised 4/19/1999 and recorded in Plan Book A-58 Page 323, as follows, to wit:

BEGINNING at a point on the Northerly side of Ford Street, said point of beginning is being at a point a corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 2, North 02 degrees 00 minutes 00 seconds West 324.49 feet to a point in line of lands now or late of Matsonford Land Development, Inc., as shown on said plan, thence extending along the line of said lands of Matsonford Land Development, Inc., North 81 degrees 00 minutes 00 seconds East 20.37 feet to a point a corner of Lot No. 4 as shown on said plan, thence extending along the line of said Lot No. 4, South 02 degrees 00 minutes 00 seconds East 328.38 feet to a point on the Northerly side of Ford Street, aforesaid, thence extending along the said Northerly side of Ford Street, South 88 degrees 00 minutes 00 seconds West 20.00 feet to a point a corner of Lot No. 2 aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

BEING THE SAME PREMISES which Raymond Carota, by Deed dated March 1, 2012 and recorded March 6, 2012 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5829, Page 721, granted and conveyed unto Aryn Peiper and Chad E. Peiper, as tenants by the entirety.

Parcel Number: 24-00-00959-00-7.

Location of property: 526 Ford Street, Conshohocken a/k/a West Conshohocken a/k/a West Conshohocken Boro., PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chad E. Peiper and Aryn Peiper a/k/a Aryn Brooke Peiper** at the suit of Wells Fargo Bank, NA. Debt: \$350,664.19.

Powers Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-13286

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pa., described according to a Survey and Plan made by C. Raymond Weir, Registered Professional engineer, Ambler, Pa. on 6/11/1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees 11 minutes 30 seconds West 165 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on said North Hills Avenue 71 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150 feet.

BEING Lot No. 70.

BEING the same premises which Peter J. Meier and June L. Meier, a/k/a June L. Wilhelm, by Deed dated 4/30/2201 recorded 5/22/2001 in Montgomery County in Deed Book 5361 page 124 conveyed unto Robert J. Fulton, Jr.

BEING MAP #: 54070A016.

Parcel Number: 54-00-12445-00-2.

Location of property: 790 North Hills Avenue, Glenside PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert J. Fulton, Jr., a/k/a Robert J. Filton, Jr.** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$233,469.00 plus interest to Sale date.

Martha E. Von Rosenstiel, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-13498

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southwesterly side of Loller Road (fifty feet wide) at the distance of five hundred forty-six and sixteen, one-hundredths feet measured South forty-nine degrees forty-six minutes fifteen seconds East from a point of tangent of a radius corner (which has a radius of fifteen feet), said point of tangent being at the tangent distance of eleven and eighty-six one-hundredths feet measured South forty-nine degrees forty-six minutes fifteen seconds East from the intersection which the said Southwesterly side of Loller Road produced, makes with the Southeasterly side of Wind over Road (fifty feet wide), produced; thence from the first mentioned point and along said Southwesterly side of Loller Road, South forty-nine degrees forty-six minutes fifteen seconds East fifty and no one-hundredths feet to a Point, a corner of Lot No. 383 on Plan of "Hatboro Farms", dated May 11, 1922; thence along the Northwesterly line of Lot No. 383, South forty degrees thirteen minutes forty-five seconds West two hundred six and fifty-five seconds West two hundred six and fifty-five one-hundredths feet to a point, a corner of Lots Nos. 382, 383, 411 and 410; thence along the rear line of Lot 410, North fifty-nine degrees eleven minutes thirty seconds West fifty and sixty-eight one-hundredths feet to a Point, a common corner of Lots Nos. 382, 381, 409 and 410; thence along the Southeasterly line of Lot No. 381, North forty degrees thirteen minutes forty-five seconds East two hundred fourteen and eighty-five one-hundredths feet to the point and place of beginning.

BEING THE SAME PREMISES conveyed to Jeffrey R. Sears, by deed from Todd B. Dement and Kristina C. Dement, by deed dated 7/31/1998 and recorded 8/17/1998 in Book 5239, page 202.

Parcel Number: 08-00-03466-00-9.

Location of property: 105 Loller Road, Hatboro, PA 19040.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Jeffrey R. Sears** at the suit of Bayview Loan Servicing, LLC. Debt: \$72,687.78.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-13571

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to the record Plan of Meadow View Estates, prepared for Cathlin Corporation by Robert E. Blue, Consulting Engineers, P.C., dated February 14, 1991, last revised December 12, 1991, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-53, pages 298, 299, 318 and 319, as follows, to wit:

BEGINNING at a point on the northeasterly side of Hood Lane (50.00 feet wide), a corner of this and Lot No. 72 as shown on said plan, which point is measured the two following courses and distances from a point of curve on the northwesterly side of Dogwood Drive (50.00 feet wide), as shown on said plan; (1) leaving Dogwood Drive on the arc of a curve, curving to the right in a northwesterly direction, having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent, marked by a monument, and (2) north 01 degree 02 minutes 30 seconds west 44.18 feet to the point (beginning; thence extending from said point of beginning and continuing along the northeasterly side of Hood Lane north 01 degree 02 minutes 30 seconds west 28.00 feet to a point a corner of Lot No., 74; thence extending along Lot No. 74 north 88 degrees 57 minutes 30 seconds east 102.00 feet to a point in line of Lot No. 71; thence extending along Lot No. 71 south 30 degrees 42 minutes 37 seconds. east 32.22 feet to a point a corner of Lot No. 72; thence extending along Lot No. 72 south 88 degrees 57 minutes 30 seconds west 117.95 feet to a point on the northeasterly side of Hood Lane; being the first mentioned point and place of beginning.

BEING Lot No. 73, as shown on said plan.

BEING THE SAME PREMISES which Cathlin Corporation by Deed dated January 29, 1993 and recorded February 4, 1993 in Deed Book 5032, page 2241, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Bonnie B. Johnson, in fee.

Parcel Number: 54-00-08680-94-1.

Location of property: 1804 Hood Lane, Maple Glen, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bonnie B. Jacobson** at the suit of Specialized Loan Servicing LLC. Debt: \$236,057.76.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14130

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Re-subdivision Plan of a portion of Roberts Park, made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania on 3/8/1966 which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-9 page 28 and also described according to a final location plan of Roberts Park made by George C. Heilman, aforesaid on November 13, 1966 and last revised on 11/11/1967 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Linda Lane (50 feet wide) at the distance of 228 feet measured, North 49 degrees, 14 minutes West along the said side of Linda Lane, form a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.53 feet from a point of curve on the Northwesterly side of Tremont Avenue (50 feet wide); thence from said point of beginning along lot 32, as shown on said plan, South 40 degrees, 46 minutes West 113.12 feet to a point; thence North 43 degrees, 45 minutes, 34 seconds West 29 feet to a point, a corner of lot 34 as shown on said plan; thence along the same, North 40 degrees, 46 minutes East passing a portion of the distance through the party wall of this premises and premises adjoining to the Northwest, 112.88 feet to a point on the Southwesterly side of Linda Lane; thence along the same, South 49 degrees, 14 minutes East 29 feet to the point and place of beginning. Being lot 33 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Nicole M. Brown by Deed from Michael Falco and Lisa M. Falco dated 05/07/2007 recorded 05/15/2007 in Book 5647 Page 533.

Parcel Number: 13-00-20264-00-9.

Location of property: 622 Linda Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicole M. Brown** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$233,243.06.

Robert Crawley, Attorney, I.D. #319712

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14266

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania more particularly bounded and described in a recent survey and plan by Virgil H. Kaufman, Registered Surveyor, dated the 5th day of March, 1966, as follows, to wit:

BEGINNING at a point a corner in the title line in the bed of Orvilla Road, said point being at the distance of 220 feet northeasterly from an angle point of Orvilla Road; thence along the title line through the bed of Orvilla Road north 39 degrees 02 minutes east the distance of 124 feet to a point, a corner of this and land of William Kerr of which this was a part, thence along the same the next two courses and distances. (1) south 60 degrees 39 minutes east the distance of 388.87 feet to a point a corner; (2) thence south 39 degrees 02 minutes west the distance of 75 feet to a point, a corner of this land of William Erthal; thence along the same north 67 degrees 36 minutes west the distance of 400 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Veleria Jean Tyson, by Deed from Juan T. Tyson and Velerie Tyson, also known as Veleria Jean Tyson, husband and wife, Dated 11/08/1995, Recorded 06/28/1996, in Book 5152, Page 1128.

Parcel Number: 35-00-07717-00-6.

Location of property: 2333 East Orvilla Road, a/k/a 2333 Orvilla Road, Hatfield, PA 19440-2640.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Veleria J. Tyson a/k/a Veleria Jean Tyson** at the suit of HSBC Bank USA, National Association, as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Mana Series 2007-OAR4. Debt: \$124,911.94.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14308

THE following described Real Property, situate in **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, to wit:

BEGINNING at a point in the south line of Walnut Street at northwest corner of property now or late of William Betting and extending along the west line of said property in a southwardly direction one hundred thirty-five (135) feet to a twenty feet wide alley; thence westwardly along said alley twenty (20) feet to a corner in the line of property now or late of James D. Gorman; thence northwardly one hundred thirty-five (135) feet to Walnut Street aforesaid; thence eastwardly twenty (20) feet to the place of beginning, it being No. 642 Walnut Street.

BEING THE SAME PREMISES conveyed to Elizabeth Louise Favors, Executrix of the Will of Leon S. Favors from Elizabeth Louise Favors Deed date 07/07/1994, recorded 07/11/1994, Instrument #011260, Book 5083 and Page 1369.

Parcel Number: 16-00-30276-00-2.

Location of property: 642 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling

Seized and taken in execution as the property of **Elizabeth Favors a/k/a Elizabeth Louise Favors** at the suit of M&T Bank. Debt: \$50,114.89.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14316

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania dated 10/17/1941 and amended October 25th 1941 and further amended on November 10, 1941 as follows, to wit:

BEGINNING at a point on the Southwest side of Limekiln Pike (50 feet wide) at the distance of 124.25 feet Northwest from the center line of Waverly Road (33 feet wide); thence extending along the said side of Limekiln Pike North 13 degrees, 20 minutes West 30 feet to a point; thence extending South 79 degrees, 5 minutes, 40 seconds West 140 feet to a point; thence extending South 13 degrees, 49 minutes, 30 seconds East 35.92 feet to a point in the bed of a certain driveway leading Southeastwardly into Waverly Road; thence North 76 degrees, 40 minutes East and partly through the center line of a party wall dividing this from premises adjoining to the Southeast, 139.56 feet to a point in the Southwest side of Limekiln Pike, the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned driveway as and for a driveway and passageway at a times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Karen Bettez Halnon, by Deed from AZ Real Investors, LLC, dated 02/13/2017, recorded 02/16/2017, in Book 6034, Page 560.

MORTGAGOR Karen Bettez Halnon a/k/a Karen B. Halnon a/k/a Dr. Karen Bettez Halnon died on 01/21/2018, and upon information and belief, his surviving heirs are Theodore Halnon and Charles Halnon.

Parcel Number: 31-00-17395-00-7.

Location of property: 340 Limekiln Pike, Glenside, PA 19038-3322.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theodore Halnon a/k/a Halnon Raymond Theodore, in His Capacity as Heir of Karen Bettez Halnon a/k/a Karen B. Halnon a/k/a Dr. Karen Bettez Halnon, Deceased, Charles Halnon a/k/a Charles Michael Halnon, in His Capacity as Heir of Karen Bettez Halnon a/k/a Karen B. Halnon a/k/a Dr. Karen Bettez Halnon, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Karen Bettez Halnon a/k/a Karen B. Halnon a/k/a Dr. Karen Bettez Halnon, Deceased** at the suit of Towne Mortgage Company. Debt: \$206,949.33.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14317

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Map of Property of Alexander H. Alessi, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated February 14, 1953, as follows, to wit:

BEGINNING at a point in the center line of Gulph Road at the distance of Three hundred eighty-five and seventy-eight one-hundredths feet measured North Sixty-nine degrees, Forty-seven minutes, West along the center line of Gulph Road from its intersection with the center line of Brooks Road, extended.

CONTAINING in front or breadth in the center line of Gulph Road, Sixty feet measured North Sixty-nine degrees, Forty-seven minutes West from the said beginning point and extending of that width in length or depth South Twenty degrees, Thirteen minutes West between parallel lines at right angles to the said center line of Gulph Road, One hundred fifty feet. BEING Lot No. 15 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Nancy L. Evelyn, by Deed from Joseph C. Eppel and G. Elizabeth Eppel, his wife, dated 08/15/1977, recorded 08/17/1977, in Book 4229, Page 177.

Parcel Number: 58-00-17404-00-7.

Location of property: 259 South Gulph Road, King of Prussia, PA 19406-3146.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nancy L. Evelyn Fielding a/k/a Nancy L. Evelyn** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$80,254.61.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14376

ALL THAT CERTAIN brick message and lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northwestern side of Green Street, a corner now or late of Henry Shull's land; thence along the side of said Green Street, South forty one degrees and a half West thirty seven feet to a stake, a corner of land now or late of Abraham C. Godshall; thence by the same North forty nine degrees and three quarters West ninety one feet, more or less, to a stake in a line of land of Henry L. Beck, but now given and dedicated to public use, as an alley or cartway by the said Henry L. Beck; thence along the Southeast side or edge of said alley North forty three degrees and three quarters East, thirty seven feet to a corner of land now or late of Henry Shull aforesaid; thence by the same South forty nine degrees and three quarters East, ninety one feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kristen Hunter, by Deed from Minglewood Real Estate Development Associates, L.P., Dated 05/29/2008, Recorded 06/18/2008, in Book 5696, Page 1618.

Parcel Number: 11-00-07136-00-8.

Location of property: 132 Green Street, Lansdale, PA 19446-3610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kristen N. Hunter** at the suit of Ditech Financial LLC. Debt: \$154,027.67.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14409

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated 2/15/80 and recorded 5/5/80 in Deed Book 4523, Page 519 and an Amendment thereto dated 11/24/80 and recorded 11/26/80 in Deed Book 4584, Page 98 and any and all supplements and amendments thereto, and the Declaration Plan dated 5/3/79 and recorded 5/5/80 in Condominium Plan Book 8, Pages 1, 2, and 3 and a Code of Regulations dated 12/27/79 and recorded 5/5/80 in Deed Book 4523, page 552 and Amendment thereto dated 11/24/80 and recorded 11/26/80 in Deed Book 4584, Page 100 and any and all amendments thereto; being designated on Declaration Plan as Unit No. 421 as more fully described in such Declaration Plan and declaration and any and all amendments thereto together with a proportionate undivided interest in the common elements (as defined in such declaration) of .73217% as the same may be amended from time to time.

BEING THE SAME PREMISES which Barry H. Johnston and Lois D. Johnston, husband and wife, by Deed dated June 16, 2003 and recorded July 3, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5463, Page 201, granted and conveyed unto Scott Harrity.

Parcel Number: 63-00-04865-18-4.

Location of property: 421 Centre Avenue, Unit 421, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Scott Harrity a/k/a Scott Harrity** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$41,124.66.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

2018-14486

ALL THAT CERTAIN Unit (Hereinafter Called The "Unit") In The Property Known And Identified As Stonybrook Condominium Situate In **East and West Norriton Townships**, County Of Montgomery, Commonwealth Of Pennsylvania, Which Property Has Heretofore Been Submitted To The Provision Of The Unit Property Act Of Pennsylvania, Act Of July 3, 1963, P.L. 196, By Declaration Creating And Establishing Stonybrook Condominium Dated October 8, 1974 Made By Grantor And Recorded In The Office Of The Recorder Of Deeds Of Montgomery County In Deed Book Volume 3981 Page 502 Etc., And As Amended By An Amendment Dated October 18, 1974 And Recorded In The Office Of The Recorder Of Deeds Of Montgomery County In Deed Book Volume 3984 Page 138 Etc., And Further Amended By Amendment Dated June 16, 1975 And Recorded In The Office Of The Recorder Of Deeds Of Montgomery County In Deed Book Volume 4033 Page 15 (Hereinafter Called The "Declaration") And The Accompanying The Declaration Plan Of Stonybrook Condominium Dated October 8, 1974 And Recorded In Said Office In Condominium Plan Book 3 Etc., And Amended By Amendment Dated June 16, 1975 And Recorded In Said Office In Condominium Plan Book 4 Page 12, (Hereinafter Called The "Declaration Plan") The Unit Designation Of The Unit Being Specifically Set Forth In The Declaration Plan And The Unit Being Generally Described In The Declaration; Including A Proportionate Undivided Interest In The Common Elements Appertaining And Assigned To The Unit, As More Specifically Defined In The Declaration, Of .605% Which Proportionate Undivided Interest May Be Reduced To .435%.

UNDER AND SUBJECT, Nevertheless, To The Provisions Of Said Unit Property Act Of Pennsylvania; And The Encumbrances, Conditions, Restrictions, Covenants And Agreements As Contained And Set Forth In The Declaration And Declaration Plan, Recorded As Aforesaid And In The Code Of Regulations Of Stonybrook Condominium Dated October 8, 1974 And Recorded In The Aforesaid Office In Deed Book Volume 3981 Page 546 Etc., And More Particularly Under And Subject To A Possible Reduction Of Unit 714's Proportionate Undivided Interest In The Common Elements To An Interest Of No Less Than .435% In The Event That The Grantor Shall Exercise The Rights Of Expansion Pursuant To The Provisions Of 7 Of The Declaration. Grantee By The Execution Of This Deed Hereby Grants To The Grantor An Irrevocable Power Of Attorney, Coupled With An Interest To Amend The Provisions Of The Declaration Pursuant To 7 Thereof And To Reduce The Units' Proportionate Undivided Interest As Therein Set Forth.

AND The Grantee, For And Behalf Of The Grantee And The Grantee's Heirs, Personal Representatives, Successors And Assigns, By The Acceptance Of This Deed, Covenants And Agrees To Pay Such Charges For The Maintenance Of, Repairs To, Replacement Of And Expenses In Connection With The Common Elements As May Be Assessed From Time To Time By The Council In Accordance With The Unit Property Act Of Pennsylvania And Further Covenants And Agrees That The Unit Conveyed By This Deed Shall Be Subject To A Charge For All Amount So Assessed And That, Except Insofar As Sections 705 And 706 Of Said Unit Property Act May Relieve A Subsequent Unit Owner Of Liability For Prior Unpaid Assessments, This Covenant Shall Run With And Bind The Land Or Unit Hereby Conveyed And All Subsequent Owners Thereof.

BEING THE SAME PREMISES which David J. Boyce and Kay M. Boyce, by Deed dated January 15, 2009 and recorded February 13, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5721, Page 2851, granted and conveyed unto David J. Boyce, Kay M. Boyce, husband and wife and Mildred F. Raudenbush, single woman, as joint tenants with right of Survivorship.

AND the said Mildred F. Raudenbush departed this life on January 13, 2014. Title to the property passed to David J. Boyce and Kay M. Boyce by operation of law.

Parcel Number: 63-00-08187-52-5.

Location of property: 714 Stonybrook Drive, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David J. Boyce and Kay M. Boyce** at the suit of Bank of America, N.A. Debt: \$241,130.13.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14714

ALL THAT CERTAIN lot or piece of ground situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Final Land Development Plan for Thorndale Partners, L.P. "Thorndale" proposed Residential Development prepared by Bohler Engineer dated February 1, 2008 and last revised January 12, 2012 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 37, Page 474 as follows to wit:

BEING Lot No. 6.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Mount and Linda L. Mount, h/w, by Deed from Thorndale Partners, LP, A PA Limited Partnership, Dated 03/10/2014, Recorded 03/27/2014, in Book 5908, Page 00016.

Parcel Number: 53-00-00364-05-4.

Location of property: 1010 Thorndale Drive, Lansdale, PA 19446-4424.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Mount and Linda L. Mount** at the suit of Lakeview Loan Servicing, LLC. Debt: \$352,143.84.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-14958

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the east side of Charlotte Street, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Charlotte Street being the dividing line between this property being No. 250 North Charlotte Street and the adjoining property being No. 248 Charlotte Street belonging now or late of James Gresh, thence extending eastwardly through the partition wall of said houses one hundred and forty feet to Locust Alley, thence extending by same northwardly twenty-four feet to other land now or late of James Gresh, thence by the same westwardly one hundred forty feet to Charlotte Street aforesaid: thence by the same southwardly twenty-four feet to the place of beginning.

BEING THE SAME PREMISES which Brian Lee Berkey and Sharon Lynn Berkey, by Deed dated September 14, 1995 said Deed recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, PA in Deed Book 5126, Page 1362. Granted and Conveyed unto Michael D. Weber and Heather L. Weber, his wife, Grantors herein.

Parcel Number: 16-00-03292-00-4.

Location of property: 250 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Michael D. Weber** at the suit of The Bank Of New York Mellon f/k/a The Bank of New York, as Trustee (CWABS 2006-SD2). Debt: \$130,866.26.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15135

ALL THAT CERTAIN brick message and 3 lots of land situate in **West Pottsgrove Township**, formerly Pottsgrove Township, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1 - BEGINNING at a corner in the middle of a public road leading from the Reading and Perkiomen Turnpike to Glasgow; thence Westwardly by land late of Oliver Wentzel 160.00 feet to a corner of this and land late of Samuel Bowman; thence Southward by said other land 60.00 feet to a corner; thence Eastwardly by said other land, 160.00 feet to a corner in the middle of the aforesaid public road; thence Northwardly in the middle of said road 60.00 feet to a corner of this and land late of Oliver Wentzel the place of beginning.

TRACT NO. 3 - BEGINNING on the West side of the Glasgow Road at a corner of this and land now or late of Samuel Bowman; thence Westwardly by the same 140.00 feet to a 30.00 feet wide alley; thence Northwardly by the same 60.00 feet to land now or late of Frank Bowman; thence Eastwardly by the same 140.00 feet to the Glasgow Road aforesaid; thence by the same Southwardly 60.00 feet to the place of beginning.

EXCEPTING OUT TRACT NO. 2 - BEGINNING at the Northwest corner of 30.00 feet wide street and a 12.00 feet wide alley and land late of Samuel Bowman, thence Eastwardly by said 30.00 feet wide street 30.00 feet to a corner in line of Daniel N. Bowman's land, thence Northwardly by the same and land now or late of Franklin N. Bowman, George B. Lossig and John P. Frech, 175.00 feet to a corner in line of land now or late of Reuben Seiler, thence Westwardly by the same 30.00 feet to a corner of said Bowman's land, thence Southwardly by the same 175.00 feet to the place of beginning.

CONTAINING 5,250 square feet more or less.

TRACT NO. 2 is being excepted out from this transfer due to this tract having already been conveyed by Deed bearing date October 27, 1964 and recorded in the Office of the Recorder Of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 3358 Page 1133 from Daniel Wien and Anna Wein, his wife unto Gilbert Marshall, Jr., and Rose Marshall, his wife, in fee.

FEE SIMPLE TITLE VESTED in Damian P. Walther and Renae G. Stone, as joint tenants with the right of survivorship and not as tenants in common, by deed from, Matt Murphy, dated 06/03/2011, recorded 06/27/2011, in the Montgomery County Recorder of deeds in Deed Book 5805, Page 00876, Instrument # 2011055533.

Parcel Number: 64-00-01594-00-7.

Location of property: 919 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Damian P. Walther and Renae G. Stone, as Joint Tenants with the Right of Survivorship and not as Tenants in Common**, by Deed from Matt Murphy, dated 06/03/2011, recorded 06/27/2011, in the Montgomery County Recorder of Deeds in Deed Book 5805, Page 00876, Instrument #2011055533 at the suit of Lakeview Loan Servicing, LLC. Debt: \$154,447.18.

Stern & Eisenberg, PC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15186

ALL THOSE TWO CERTAIN lots of land with the building thereon erected, situated in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Civil Engineer, September 1946, as follows, to wit:

PARCEL NUMBER 1:

BEGINNING at a point on the northwesterly side of Hartranft Avenue (sixty six feet wide) at the distance of eighty and ninety seven hundredths feet North forty six degrees thirty minutes East from the Northeasterly side of Lafayette Street (sixty six feet wide); thence along land of the Hartranft Corporation, crossing a fifteen feet wide driveway and for a portion of the distance running through the center of the partition wall dividing the house erected on this lot from that on the adjoining lot, North forty three degrees thirty minutes West one hundred thirty seven feet to a point a corner of land of the Hartranft Corporation; thence along said land of said Hartranft Corporation North forty six degrees thirty minutes East twenty one and seventy three hundredths feet to a point a corner of land of the said Hartranft Corporation; thence along said land of said Hartranft Corporation, again crossing said fifteen feet wide driveway, South forty three degrees thirty minutes East one hundred thirty seven feet to a point on the Northwesterly side of Hartranft Avenue, aforesaid; thence along said Northwesterly side of Hartranft Avenue, South forty six degrees thirty minutes West twenty one and seventy three hundredths feet to the first mentioned point and place of beginning.

TOGETHER with the right and use of ingress, egress and regress, in over, along and upon a certain 15 feet wide driveway in conjunction with all the property owners abutting thereon, extending Northeastwardly from Lafayette Street through the within described property and other properties to a 20 feet wide alley, extending Northwestwardly from Hartranft Avenue.

PARCEL NUMBER 2:

BEGINNING at a point on the Southeasterly side of a twenty feet wide alley, measured North forty six degrees thirty minutes East eighty three and forty one one-hundredths feet from point on the Northeasterly side of Lafayette Street, sixty six feet wide, a corner of this and land about to be conveyed to Stephen J. Zelenik and Helen M., his wife; thence along said side of said twenty feet wide alley, North forty six degrees thirty minutes East twenty one and seventy three one-hundredths feet to a corner of other land of the Hartranft Corporation; thence along said other land of the said Hartranft Corporation South forty three degrees thirty minutes East eighty four feet to a corner of other land recently conveyed to the said Ralph Petersohn and Rose, his wife, grantees herein named; thence along the rear line of the said land recently conveyed to the said Ralph Peterson and Rose, his wife, South forty six degrees thirty minutes West twenty one and seventy three one-hundredths feet to a corner of land about to be conveyed to Stephen J. Zelenik and Helen M., his wife; thence along land about to be conveyed to the said Stephen J. Zelenik and Helen M., his wife, North forty six degrees thirty minutes West eighty four feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ervin Cara and Suada Cara, by Deed from E. Kevin Thomas and Margaret Y. Thomas, his wife, Dated 12/20/2004, Recorded 01/11/2005, in Book 5540, Page 114.

Parcel Number: 13-00-15784-00-7.

Location of property: 207 Hartranft Avenue, Norristown, PA 19401-4385.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ervin Cara and Suada Cara** at the suit of Ditech Financial LLC. Debt: \$154,177.72.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15346

ALL THAT CERTAIN lot or piece of ground situate in **Norristown Borough**, Montgomery County, Pennsylvania and described according to a Certain Plan of Property made for Richard A. Warner by Reeder and Magarity Professional Engineers dated November 1959, said Plan being recorded in the office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-6 page 5, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walnut Street (40 feet wide) said point being at the distance of 140.45 feet measured South 40 degrees 40 minutes West along the Southeasterly side of Walnut Street from its point of intersection with the Southwesterly side of Basin Street (50 feet wide); thence extending from said point of beginning South 49 degrees 20 minutes East crossing the bed of a certain 15.00 feet wide Driveway (which extends Northeastwardly into Basin Street and Southwestwardly connecting with a certain 20.00 feet wide Alley which extends Northwestwardly into Walnut Street) 90.00 feet to a point; thence extending South 40 degrees 40 minutes West 16.00 feet to a point; thence extending North 49 degrees 20 minutes West re-crossing the bed of the aforesaid 15.00 feet wide Driveway 90.00 feet to a point on the Southeasterly side of Walnut Street aforesaid; thence extending North 40 degrees 40 minutes East along the Southeasterly side of Walnut Street 16.00 feet to the first mentioned point and place of beginning. Being Lot Number 10 as shown on the above mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 15.00 feet wide driveway (across rear of premises) as and for passageway and water course at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground, bounding thereon and entitled to the use thereof subject to the proportionate part of the expense of keeping the same in good order and repair.

BEING THE SAME PROPERTY conveyed to Russell L. Graham and Myrna E. Graham, his wife who acquired title by virtue of a deed from Conshohocken Federal Savings and Loan Association, dated November 2, 1962, recorded November 5, 1962, at Document ID 000172, and recorded in Book 3236, Page 591, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-37448-00-6.

Location of property: 1018 Walnut Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Russell L. Graham and Myrna E. Graham a/k/a Myrna Graham, his wife** at the suit of Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association. Debt: \$94,349.22.

Meredith H. Wooters, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15561

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be erected thereon, situate in **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof known as 'Sandwood Village Sub-division Plan' made by Reader and Magarity, Professional Engineer, dated July 8, 1957 and last revised April 7, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Colewell Road (proposed to be widened to 60 feet) said point being the two following courses and distances from a point of curve on the Southwesterly side of Sandwood Road (60 feet wide) (1) leaving Sandwood Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of a Colewell Road and

(2) South 37 degrees 20 minutes 15 seconds West along the Southeasterly side of Colwell Road 88.57 feet to the place of beginning; thence extending from said point of beginning South 52 degrees 39 minutes 45 seconds East 199.21 feet to a point in line of land now or late of the General State Authority; thence extending South 75 degrees 28 minutes West along the aforesaid land 90.88 feet to a stone; thence extending North 54 degrees 04 minutes West 143.14 feet to a point on the Southeasterly side of Colewell Road aforesaid; thence extending North 37 degrees 20 minutes 15 seconds East along the Southeasterly side of Colewell Road 75 feet to the first mentioned point and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Edward Borkowski and Rita Borkowski, husband and wife, by Deed from John Pergine and Caroline Pergine, his wife and Catherine Pergine, their daughter, dated 05/29/1996, recorded 08/13/1996, in Book 5157, Page 1931.

Parcel Number: 49-00-02578-00-1.

Location of property: 1327 Colwell Lane, Conshohocken, PA 19428-1110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Borkowski, Rita Borkowski and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of LSF8 Master Participation Trust. Debt: \$298,042.37.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15635

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeastly side of Main Street or Egypt Street at the distance of twenty nine and three tenths feet Northwestwardly from Northwestly side of Hawr Avenue, a corner of this and land lots of E M. Daniels (now of B.F. Whitby) thence Northeastwardly along said land of Whitby one hundred and thirty four and nine tenths feet to a corner of other land late of said Daniels; thence North fifty three degrees, fifty three minutes, West thirty two and one half feet to an alley leading into an alley which runs and of Airy Street, both of said alleys to be kept open hereafter, forever, for the common use of the owners and occupiers of the proportionate adjoining thereon, thence Southwestwardly by the end of the first alley and by the house and lot late of said Daniels now Umstead and passing through the middle of a partition wall of this and said adjoining house one hundred and thirty seven and ninety five one hundredths feet to the Northeastly side of Main Street and along said side of said Street Southeastwardly thirty two feet to the place of beginning.

TOGETHER with the use at all times hereafter forever of the said alleys in common with the owners of the properties of the properties thereon.

TITLE TO SAID PREMISES IS VESTED IN Julio J. Alvarez, by Deed from Julio J. Alvarez and Julio A. Alvarez, Dated 09/04/2004, Recorded 10/20/2004, in Book 5528, Page 2321.

Parcel Number: 13-00-23088-00-2.

Location of property: 805 West Main Street, Norristown, PA 19401-5501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julio J. Alvarez** at the suit of JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$185,497.84.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15665

ALL THAT CERTAIN one half of a double frame house and lot of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described according to a Survey thereof made by George F. Shaner, C.E., as follows, to wit:

BEGINNING at a point, the Northeast corner of Evans and West Streets; thence along Evans Street, North 36 degrees 30 minutes East, a distance of 24 feet, 9 inches to property line of 504 North Evans Street; thence South 53 degrees 52 minutes East, 115 feet to a point, passing in part of said course and distance through the middle of the 6 inch party wall between this and 504 North Evans Street; thence South 38 degrees 30 minutes West, a distance of 32 feet, 4 3/4 inches to the North line of West Street; thence along the same, North 50 degrees 01 minute West, 115.24 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis E. Barron and Erika A. Barron, h/w., by Deed from Gregory James Ahart, Dated 01/04/2008, Recorded 01/14/2008, in Book 5678, Page 2333.

Parcel Number: 16-00-07652-00-9.

Location of property: 502 North Evans Street, Pottstown, PA 19464-4612.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis E. Barron and Erika A. Barron** at the suit of JPMorgan Chase Bank, N.A. Debt: \$171,335.85.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15765

ALL THAT CERTAIN lot or tract of land, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 300, shown on a certain Plan entitled Title Plan of Birchwood Home Owners Association, Inc., as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Plan Book A-23, Page 32 which lot is the same as designated in the Declaration Planned Community, recorded in Deed Book 3974, Page 97 and any and all subsequent amendments thereto.

FEE SIMPLE TITLE VESTED IN Beth A. Stott and Kimberly A. Stott and Richard A. Wood Sr. (now deceased), by deed from, Marilyn Kelly, dated 06/23/2015, recorded 07/27/2015, in the Montgomery County Recorder of Deeds in Deed Book 5963 Page 1236.

Parcel Number: 48-00-00223-02-6.

Location of property: 300 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Beth A. Stott and Kimberly A. Stott and Richard A. Wood, Sr. (now deceased)**, by Deed from, **Marilyn Kelly**, dated, **6/23/2015**, recorded **07/27/2015**, in the **Montgomery County Recorder of Deeds in Deed Book 5963, Page 1236** at the suit of Lakeview Loan Servicing, LLC. Debt: \$170,029.03.

Stern & Eisenberg, PC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15847

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Certain Plan of Elsie Evelyn 2-Lot Subdivision, made by Joseph M. Estock, P.E. dated 7/20/1993 and recorded in Montgomery County in Plan Book A-54, page 428 (erroneously set forth in prior deed as page 420) as follows, to wit:

BEGINNING at a point on the Westerly side of Gulph Ridge Drive said point being a corner of Lot No. 29 of said Plan; thence along Lot No. 29 of said Plan, South 67 degrees 45 minutes 30 seconds West 125.00 feet to a point; thence along a portion of Open Space Parcel "C" as shown on said Plan the two following courses and distances, viz: (1) North 22 degrees 14 minutes 30 seconds West 99.02 feet to a point and (2) North 74 degrees 34 minutes 59 seconds East 127.50 feet to a point on the Westerly side of Gulph Ridge Drive; thence along the Westerly side of Gulph Ridge Drive the two following courses and distances, viz: (1) by a curve deflecting to the left having a radius of 225.00 feet and an arc distance of 26.80 feet to a point of tangency and (2) South 22 degrees 14 minutes 30 seconds East 57.14 feet to a point the place of beginning.

BEING Lot No. 30 of said Plan.

TITLE TO SAID PREMISES IS VESTED IN Blair Thomas, by Deed from Pulte Home Corporation Of The Delaware Valley, Dated 09/29/2000, Recorded 12/14/2000, in Book 5342, Page 502.

Parcel Number: 58-00-17192-21-8.

Location of property: 401 Gulph Ridge Drive, King of Prussia, PA 19406-3213.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Blair Thomas** at the suit of Deutsche Bank National Trust Company as Trustee for Indymac INDX Mortgage Loan Trust 2004-AR5, Mortgage Pass-Through Certificates Series 2004-AR5. Debt: \$348,515.36.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15860

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, and being Lot No. 110 on a plan of property of The Candlebrook Company made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Penna., on February 4, 1955 which plan is recorded in the office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book A 2 page 27 and more particularly bounded and described therefrom as follows, to wit:

BEGINNING at a point on the southwesterly side of Meadowbrook Road (50 feet wide); said point being the northerly terminus of the radial round corner formed at the intersection of the southwesterly side of Meadowbrook Road and the northerly side of Prince Frederick Street (60 feet wide) as laid out on said plan thence extending from the said point of beginning along the southwesterly side of Meadowbrook Road North 00 degrees 51 minutes East 40.70 feet to a point of curve; thence continuing along the said Southwesterly side of Meadowbrook Road along the arc of a circle curving to the left having a radius of 975 feet the arc distance of 37.72 feet to a point; thence extending along lot No. 109 crossing a 20 feet wide drainage and utility easement as shown on said plan South 88 degrees 38 minutes West 136.17 feet to a point; thence extending along the westerly line of the aforesaid easement along Lot No. 111 on said plan South 02 degrees 39 minutes East 110.65 feet to a point in the northerly side of Prince Frederick Street being a point of curve in the same; thence extending along the said northerly side of Prince Frederick Street along the arc of a circle curving to the right having a radius of 480 feet the arc distance of 120.88 feet to a point of reverse curve; thence along the arc of a circle curving to the left having a radius of 13 feet the arc distance of 19.42 feet to the aforesaid point on the southwesterly side of Meadowbrook Road being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul C. Harding and Lisa M. Harding, by Deed from Virginia E. Gledhill and Karen J. Betts, Dated 09/25/2008, Recorded 10/01/2008, in Book 5709, Page 1223.

Parcel Number: 58-00-13705-00-7.

Location of property: 245 Meadowbrook Road, King of Prussia, PA 19406-2228.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul C. Harding and Lisa M. Harding** at the suit of JPMorgan Chase Bank, N.A. Debt: \$270,442.68.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15949

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2402 on a certain Development Plan of Walnut Ridge Estate, recorded in the office for the Recording of Deeds of Montgomery County in Plan Book A-26, page 19-A; described according to an "As Built" Plan of House No. 2402 prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows to wit:

BEGINNING at a point on the centerline of the party wall between this and Lot 2401, which point is measured the 3 following courses and distances from the point of intersection of the centerlines of Main Drive and "B" Drive, as shown on said Plan; (1) leaving said point of intersection and extending North 58 degrees 14 minutes 00 seconds West along the center line of Main Drive, 75.00 feet; (2) North 41 degrees 46 minutes 00 seconds East 67.58 feet, and (3) South 48 degrees 14 minutes 00 seconds 57.32 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 41 degrees 46 minutes 00 seconds East from said point of beginning 17.83 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

BEING THE SAME PREMISES which James J. Reynolds and Sue A. Reynolds, his wife by Deed dated March 27, 1992 and recorded on April 3, 1992, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5003 at Page 26 and Instrument# 004697 granted and conveyed unto Harry C. Allen, Jr., and Sheridan R. Allen, Jr., his wife.

Parcel Number: 42-00-05118-67-2.

Location of property: 2402 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Harry C. Allen, Jr., and Sheridan R. Allen, Jr., his wife** at the suit of U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3. Debt: \$64,048.00.

Stephen M. Hladik, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16141

ALL THAT CERTAIN lot or piece of ground, being hold of double messuage and building lot along the East side of the Cowpath Road South of proposed Elm Avenue in **Hatfield Township**, Montgomery County and State of Pennsylvania described according to a recent survey and plan dated September 13, 1949 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, PA, being No. 24 on said plan and described as follows:

BEGINNING at a corner of Lot No. 23 and 24 in the center line of the Cowpath Road (33 feet wide) said corner being 126 feet Southeast of an iron pin at the intersection of the center line of proposed Elm Avenue (33 feet wide), thence along Lot No. 23 and through the party wall of the double messuage erected thereon, North 46 degrees, 30 minutes East the distance of 180 feet to a corner, thence along other lands of grantor, South 43 degrees, 30 minutes East the distance of 33 feet to a corner of Lot No. 25, thence along Lot No. 25 South 46 degrees, 30 minutes West the distance of 180 feet to a corner in the center line of the Cowpath Road, thence along the center line of the same North 43 degrees 130 minutes West, the distance of 33 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tonya J. Nice, by Deed from Lance Dieter, Dated 09/25/2006, Recorded 10/13/2006, in Book 5619, Page 1674.

Parcel Number: 35-00-02656-00-9.

Location of property: 2929 Cowpath Road, Hatfield, PA 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tonya J. Nice** at the suit of Ditech Financial LLC. Debt: \$149,921.30.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16143

ALL THAT CERTAIN lot or piece of land with the message thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly side of Cham Street at the distance of one hundred eighty feet and seventeen one hundredths feet Northeastwardly from the Northeasterly side of Oak Street, thence extending at right angles to said Chain Street southeastwardly the line passing through the middle of a 2 feet wide alley, one hundred feet to a point on the Northwestly side of a 20 feet wide alley northeastwardly sixteen feet to a point a corner thence extending Northwestwardly at right angles to said 20 feet wide alley, the line for a portion of the distance passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining premises one hundred feet to a point on the Southeasterly side of Cham Street aforesaid; thence extending along the said side of Cham Street southwestwardly sixteen feet to the place of beginning.

BEING THE SAME PREMISE conveyed to Ricky Coleman by deed from Wells Fargo Bank, N.A. dated 6/16/2006 and recorded 7/12/2006 in Book 5607 page 1967.

Parcel Number: 13-00-07064-00-6.

Location of property: 724 Chain Street, Norristown, PA 19401.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Ditech Financial, LLC. Debt: \$70,473.55.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16408

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Montgomery Brook", a Condominium, located in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.C.S. Section 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania of a Declaration of Condominium dated 12/10/1987 and recorded 12/16/1987 in Deed Book 4860 page 1162, and First Amendment thereto dated 1/15/1988 and recorded 1/20/1988 in Deed Book 4863 page 651, and Second Amendment thereto dated 4/28/1988 and recorded 5/6/1988 in Deed Book 4872 page 792, and Third Amendment thereto dated 7/27/1988 and recorded 8/1/1988 in Deed Book 4881 page 1409, and Fourth Amendment thereto dated 10/6/1988 and recorded 10/25/1988 in Deed Book 4891 page 1218, and Fifth Amendment thereto dated 11/30/1988 and recorded 12/7/1988 in Deed Book 4895 page 2463, and Sixth Amendment thereto dated 3/8/1989 and recorded 3/22/1989 in Deed Book 4905 page 1362, and Seventh Amendment thereto dated 5/5/1989 and recorded 5/25/1989 in Deed Book 4912 page 324, and Eighth Amendment thereto dated 7/21/1989 and recorded 8/1/1989 in Deed Book 4918 page 1836, and Ninth Amendment thereto dated 9/7/1989 and recorded 10/20/1989 in Deed Book 4927 page 206, and Tenth Amendment thereto dated 12/5/1989 and recorded 12/12/1989 in Deed Book 4932 page 982, and an Eleventh Amendment thereto dated 5/11/1990 and recorded 5/22/1990 in Deed Book 4946 page 2006, and a Twelfth Amendment thereto dated 6/27/1990 and recorded 9/11/1990 in Deed Book 4957 page 1481, including Plats and Plans being and designated in such Declaration and Amendments thereto as Unit 1110 as more fully described in such Declaration.

TOGETHER with all rights, title and interest, being an undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by an Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Kadine Hinds, by Deed from John J. Grocki, Jennifer E. Grocki and Lisa M. Kappatos f/k/a Lisa M. Grocki, dated 04/28/2010, recorded 05/06/2010, in Book 5766, Page 249.

Parcel Number: 37-00-00744-98-4.

Location of property: 1110 Foxmeadow Drive, a/k/a 1110 Foxmeadow Drive, Building 11, Condo 1110, Royersford, PA 19468-1554.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kadine Hinds** at the suit of Wells Fargo Bank, NA. Debt: \$151,692.34.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16474

ALL THAT CERTAIN lot or piece of ground situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a lot subdivision plan of Towamencin Colonial Village made for William E Nash, Developer by Herbert Hallman Metz, Jr. Registered Professional Engineer, dated June 26, 1968 last revised September 19, 1968 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Troxell Road (50 feet wide at this point) which point is measured South 42 degrees 20 minutes 30 seconds West 324.73 feet from a point in the same which point is measured South 42 degrees 01 minutes West 123.64 feet from a point of tangent in the same which point is measured on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.56 feet from a point of curve on the southwesterly side of Pickwick Lane (50 feet wide) thence from said point of beginning

extending along lot No. 54 on said plan South 47 degrees 39 minutes 30 seconds East 197.48 feet to a point in line of Lot No. 40; thence extending along the same and lot No. 41 South 27 degrees 12 minutes 25 seconds West 79.52 feet to a point a corner of Lot No. 52 on said plan; thence extending along the same North 56 degrees 30 minutes 22 seconds West 213.57 feet to a point on the southeasterly side of Troxell Road aforesaid; thence extending along the same on the arc of a circle curving to the right having a radius of 607.27 feet the arc distance of 93.78 feet to a point of tangent in the same thence continuing along the same North 42 degrees 20 minutes 30 seconds East 16.26 feet to the first mentioned point and place of beginning.

BEING Lot No. 53.

TITLE TO SAID PREMISES IS VESTED IN Kenneth R. Hartman, Jr. and Julianne Brostowicz, by Deed from Steven P. Cook and Linda L. Cook, his wife, dated 06/30/2004, recorded 07/08/2004, in Book 5515, Page 974.

Parcel Number: 53-00-08604-00-1.

Location of property: 843 Troxel Road, Lansdale, PA 19446-4630.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julianne Brostowicz and Kenneth R. Hartman, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$194,676.74.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16696

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Narberth Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Survey thereof made by Milton R. Yerkes, Civil Engineer, October 12, 1908, as follows, to wit:

BEGINNING at a point on the Norther side of Wayne Avenue as shown on said Plan at the distance of 350 feet Southwesterly from the Southwesterly side of Narberth Avenue, it being a corner of this and land now or late of Samuel Alcott, of which this was a part; thence extending along said land South 70 degrees 14 minutes West 50 feet to a point in line of land now or late of Edward Forsythe; thence extending along said land South 19 degrees 46 minutes East 100 feet to a point on the Northerly side of Wayne Avenue aforesaid; thence extending along said side of said Avenue North 70 degrees 14 minutes East 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis J. Manning, III And Rebecca A. Churilla, H/W, by Deed from Kathleen M. Kelly and Christine M. Salley and James F. Salley, H/W, Dated 01/14/2005, Recorded 01/24/2005, in Book 5541, Page 1073.

Parcel Number: 12-00-03403-00-5.

Location of property: 211 Wayne Avenue, Narberth, PA 19072-1812.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca A. Churilla a/k/a Rebecca A. Manning, Dennis J. Manning, III and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. Debt: \$201,113.92.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16749

ALL THAT CERTAIN frame message or tenement and lot or piece of ground, situate at Camptown in **Cheltenham Township**, (La Mott), bounded and described as follows, to wit:

BEGINNING at a corner in the middle of a 32 feet wide Street called Keenan Street, being a corner of William Watson's land; thence by said Watson's land North 48 degrees 39 minutes West 204.6 feet to a corner of Mary Ganley's land; thence by the same North 41 degrees 21 minutes East 53.5 feet to a corner of John Maneely's land; thence by the same South 48 degrees 39 minutes East 204.6 feet to a corner in the middle of said Keenan Street; thence along the middle thereof South 41 degrees 21 minutes West 53.5 feet to the place of beginning.

BEING THE SAME PREMISES which Credit Care Services, Inc. by Deed dated November 15, 2016 and recorded on November 25, 2016, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 6024 at Page 1982 and Instrument# 2016091770 granted and conveyed unto Florent Power Investments, LLC.

Parcel Number: 31-00-15976-00-4.

Location of property: 7310 Keenan Street, Elkins Park, PA 19027.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Florent Power Investments, LLC** at the suit of LendingHome Funding Corporation. Debt: \$154,521.44.

Stephen M. Hladik, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16804

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as Northgate Multiplex and Townhouse Condominium, located in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. 3101, et seq., by the recording in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, of a Declaration of Condominium effective July 27, 2012 and recorded on July 27, 2012 as Instrument No. 2012073600 and recorded in Deed Book 5842 page 2759, being and designated in such Declaration as Unit M-19-U, as more fully described in such Declaration.

TITLE TO SAID PREMISES IS VESTED IN Gregory A. Tyson, Jr. and Kimberly A. Sally, by Deed from GSRE 25, LLC, Dated 10/20/2014, Recorded 11/07/2014, in Book 5933, Page 2988.

Parcel Number: 57-00-02650-38-1.

Location of property: 2023 Morgan Hill Drive a/k/a 2023 Morgan Hill Drive, Upper M19, Pennsburg, PA 18073-1210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory A. Tyson, Jr. and Kimberly A. Sally** at the suit of Home Point Financial Corporation Successor by Merger to Stonegate Mortgage Corporation. Debt: \$177,387.20.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17016

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon to be erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with an amended plan of Subdivision No. 2, Dogwood Hills made by Donald H. Schurr, Professional Engineer, of Norristown, Penna., on 6-1-1957, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hemlock Drive (50 feet wide) at the distance of 623.80 feet Southwesterly measured along the several courses of said Hemlock Drive from its intersection with the present Southwesterly side of Township Line Road (33 feet wide), being a corner of this and Lot 22 on said Plan; thence extending by the same South 50 degrees East 200 feet to a point in line of other land of Eugene Huller; thence extending by the same South 40 degrees West 140 feet to a point in line of Lot No. 20 on said plan; thence extending by the same North 50 degrees West 200 feet to a point on the aforesaid Southeasterly side of Hemlock Drive; thence extending by said side thereof North 40 degrees East 140 feet to the first mentioned point and place of beginning.

BEING Lot 21 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Massino, Jr. and Rose Ann Massino, husband and wife, by Deed from Peter Constantini, Jr. and Fedora R. Constantini, husband and wife, dated 11/27/1985, recorded 12/11/1985, in Book 4786, Page 2252.

Parcel Number: 33-00-04366-00-2.

Location of property: 3008 Hemlock Drive, Norristown, PA 19401-1541.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert A. Massino, Jr. and Rose Ann Massino** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$174,337.57.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17437

LAND referred to in this commitment is described as all that certain property situated in **Norristown Borough**, in the County of Montgomery, and State of PA and being described in a deed dated 08/30/1962 and recorded 08/31/1962 among the land records of the county and state set forth above, and referenced as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by George C. Heilman, registered surveyor on the 28th day of February A.D., 1962, as follows, to wit. Beginning at a point on the southeasterly side of Stanbridge street (sixty-six feet wide) at the distance of one hundred seventeen and fifty one hundredths feet measured north forty-five degrees east along the said side of Stanbridge street from a point in line of land now or late of Harry Buters, which point is measured south forty-five degrees east along said line thirty-three feet from a point in the center line of said Stanbridge street, which last mentioned point is at the distance of two thousand ninety-one and fifty-three one-hundredths feet measured northeastwardly along said center line from its point of intersection with the center line of Sterigere Street (sixty-six feet wide) containing in front or breadth on the said Stanbridge street sixteen feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to the said Stanbridge street the northeasterly and southwesterly lines thereof passing partly through the party wall of the building erected on this lot and the buildings erected on the northwest and southwest thereof ninety feet to a certain twenty feet wide alley, being lot 28 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jack R. Salamone and Margaret A. Salamone, his wife, by Deed from Mano Construction Co. Inc., a Pennsylvania corporation, Dated 08/30/1962, Recorded 08/31/1962, in Book 3257, Page 605.

MARGARET A. SALAMONE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Margaret A. Salamone's death on or about 10/31/2007, her ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 13-00-35084-00-3.

Location of property: 1452 Stanbridge Street, Norristown, PA 19401-5310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jack R. Salamone** at the suit of Wells Fargo USA Holdings Inc., Successor by Merger to Wells Fargo Financial Pennsylvania, Inc. Debt: \$91,712.32.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17544

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery, State of Pennsylvania, described according to a Plan of Lots of Dekalb Manor for DeKalb Homes, Co., by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on July 31, 1952 and last revised November 16, 1953 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2331 page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Lafayette Road (fifty feet wide) measured the Three following courses and distances from a point of tangent on the Northeast side of Lawnton Road (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of twenty-five feet that are distance of thirty-nine feet and twenty-seven one-hundredths of a foot to a point of reverse curve; (2) on the arc of a circle curving to the left along the Southeast side of Northeast side of Lafayette Road having a radius of two hundred feet and forty-seven one-hundredths of a foot the arc distance of one hundred seventy-nine feet and one one-hundredths of a foot to a point of tangent; (3) North sixteen degrees thirty-nine minutes forty-five seconds West one hundred twenty-four feet and thirty-three one-hundredths of a foot to the point and place of beginning.

CONTAINING in front or breadth on the said Lafayette Road sixty feet measured North sixteen degrees thirty-nine minutes forty-five seconds West from the said beginning point and extending of that width in length or depth North seventy-three degrees twenty minutes fifteen seconds East between parallel lines at right angles to the said Lafayette Road one hundred twenty-five feet.

BEING Lot No. 113 on said Plan.

UNDER and SUBJECT TO Building Restrictions, Conditions and Covenants, as now of record.

FEE SIMPLE TITLE VESTED IN Andrew J. Gallagher, by deed from John A. O'Hara, dated 03/31/2010, recorded 04/06/2010, in the Montgomery County Clerk's Office in Deed Book 5763, Page 368, as Instrument No. 10-027292.

Parcel Number: 33-00-05023-00-2.

Location of property: 109 Lafayette Road, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Andrew J. Gallagher, by Deed from John A. O'Hara, dated 03/31/2010, recorded 04/06/2010, in the Montgomery County Recorder of Deeds in Deed Book 5763, Page 368, as Instrument No. 10-027292** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Trustee for BCAT 2017-19TT. Debt: \$177,172.21.

Stern & Eisenberg, PC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17566

ALL THAT CERTAIN Unit, designated as Unit Number E-6 Building E, being a unit in Maple Gardens Condominium, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq. as designated in the Declaration of Condominium of Maple Gardens Condominium, bearing date 9/12/1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 10/14/1983 and plats and plans for Condominium bearing dated 4/20/1982 and recorded as Exhibit "B" of the Declaration of Condominium of Maple Gardens Condominium in Deed Book 4720 page 1157, which Declaration was amended by Amendment dated 1/30/1984 and recorded in Deed Book 4730 page 2168.

BEING THE SAME PROPERTY conveyed to Ruthann Long who acquired title by virtue of a deed from Brandi L. Hartline, dated March 7, 2008, recorded March 24, 2008, at Deed Book 5686, Page 1399, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-12992-88-8.

Location of property: 200 Maplewood Drive, E6 a/k/a Unit E-6, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Scott Long, as Executor to the Estate of Ruthann Long** at the suit of Wells Fargo Bank, N.A. Debt: \$85,499.76.

Meredith H. Wooters, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17584

ALL THAT CERTAIN lot or piece of land situate in **Douglass Township**, Montgomery County, Pennsylvania with the buildings and improvements thereon erected, bounded and described according to a survey thereof by George F. Shaner, Registered Engineer, dated amy 22, 1952, as follows, to wit:

BEGINNING at a point in the middle of a public road State Legislative Route 46179 leading from State Traffic Route 100 at Half Way House to Swamp Pike at Gilbertsville (also known as Gilbertsville Road); said point being distant along said road South 41 degrees 5 minutes West 2218.52 feet from the lands of Lyman Moser; thence along Lot D North 48 degrees 54 minutes West 200 feet to a point a corner of this and other lands of Edward W. Grosser; thence extending South 41 degrees 6 minutes West 100 feet to a point a corner of this arid Lot F; thence extending along Lot F South 48 degrees 54 minutes East 200 feet to a corner a point in the bad of the aforesaid Highway Route 46179; thence along a course through said highway North 41 degrees 6 minutes East 100 feet to the point or place of beginning.

CONTAINING 73.46 perches being Lot E on plan of lots of Edward W. Grosser.

ALSO ALL THAT CERTAIN piece, parcel or tract of land, situate a short distance Northwestwardly from the macadam public road, leading from the Half Way House to Gilbertsville and directly in the rear of other property belonging to Jewell T. Webb, Jr., and Naomi Webb, his wife, in the Township of Douglass, County of Montgomery and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin, said corner being the most Southwesterly corner of the herein described property and the most Westerly corner of the other property belonging to Jewell T. Webb, Jr., and Naomi Webb, his wife, and being North 48 degrees 54 minutes West a distance of 200 feet 0 inches from a corner marked by an iron pin in the aforesaid macadam public road; thence along residence property belonging to Edward W. Grosser and Ellen M. Grosser, his wife, the three following courses and distances, viz: (1) North 48 degrees 54 minutes West a distance of 257 feet 0 inches to a corner marked by an iron pin; (2) North 53 degrees 30 minutes 24 seconds East a distance of 102 feet 45/8 inches to a corner marked by an iron pin and (3) South 48 degrees 54 minutes East a distance of 235 feet 0 inches to a corner marked by an iron pin; thence along the aforesaid other property belonging to Jewell T. Webb, Jr., and Naomi Webb, his wife, South 41 degrees 06 minutes West a distance of 100 feet inches to the place of beginning.

BEING THE SAME PREMISES which Peter J. Hiryak and Ingrid C. Hiryak, formerly Ingrid C. Foisel, his wife by Deed dated 02/26/1993 and recorded 03/09/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5035 Page 1871, granted and conveyed unto Walter J. Richards and Karen Richards, his wife, as tenants by the entireties.

Parcel Number: 32-00-02204-00-5.

Location of property: 549 Gilbertsville Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Peter J. Hiryak and Ingrid C. Hiryak, formerly Ingrid C. Foisel, his wife, by Deed dated 02/26/1993 and recorded 03/09/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5035, Page 1871, granted and conveyed unto Walter J. Richards and Karen Richards, his wife, as Tenants by the Entireties** at the suit of U.S. Bank National Association, as Trustee for Holders of Structured Asset Securities Corporation Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2007-RF1 c/o Ocwen Loan Servicing, LLC. Debt: \$102,997.11.

Andrew J. Marley, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17980

ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, Montgomery County, PA bounded and described according to a Plan of Lots of Maplewood Terrace as prepared by George F. Shaner, dated 8/9/1951 and recorded in the Recorder of deeds Office, in and for Montgomery County in Norristown, PA in DBV 2211, Page 601, as follows, to wit:

BEGINNING at a point on the southeasterly side of Elmwood Drive (fifty feet wide) distant North forty-six degrees thirty minutes East ninety-eight and fifty-nine hundredths feet from the northeast intersection of the said side of Elmwood Drive with the Northeasterly side of Mineral Street (fifty feet wide) (both lines produced) a corner of this and Lot No. 20; thence along the said Elm wood Drive, North forty-six degrees thirty minutes East ninety-eight and fifty-nine hundredths feet to a point a corner of this and Lot No. 18; thence along said Lot No. 18, South forty-three degrees thirty minutes East one hundred ten feet to a point a corner of this land and Lot No. 13; thence along Lot No. 13 and Lot No. 14, South forty-six degrees thirty minutes West ninety-eight and fifty-nine hundredths feet to a point a corner of Lot No. 20; thence along said Lot No. 20, North forty-three degrees thirty minutes West one hundred ten feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward Eggeling and Gail Eggeling, h/w, by Deed from Estate of Barbara K. Thomas, Dated 11/28/2010, Recorded 11/30/2010, in Book 5786, Page 1266.

Parcel Number: 16-00-07420-00-7.

Location of property: 1020 Elmwood Drive, Pottstown, PA 19464-3902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gail L. Eggeling a/k/a Gail Eggeling and J. Edward Eggeling a/k/a Edward Eggeling** at the suit of Wells Fargo Bank, N.A. Debt: \$99,274.94.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-18442

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, according to a survey made by Francis W. Wack, Registered Surveyor, on December 23, 1946, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center of a public highway leading from the William Penn Highway to Fruitville, at a corner of land now or late of Jonas Milasevich; thence along the center of said public highway South 14 degrees 30 minutes West 168.8 feet to a corner of other land now or late of Jacob M. Hetrick and Margaret J. Hetrick, his wife; thence along the same, North 82 degrees 15 minutes West 400.33 feet to an iron pin, a corner of land of the said Jonas Milasevich; thence along the same, North 45 degrees 15 minutes East 92.5 feet to an iron pin, a corner; and thence North 83 degrees East 374.55 feet to the place of beginning.

BEING THE SAME PREMISES AS Alan Hammer, by Deed dated June 7, 2016, and recorded on June 21, 2016, by the Montgomery County Recorder of Deeds in Deed Book 6003, Page 1087, granted and conveyed unto Alan Hammer, an Individual.

Parcel Number: 37-00-00853-00-1.

Location of property: 73 Fruitville Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alan L. Hammer a/k/a Alan Hammer** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Trustee for BCAT 2017-19TT. Debt: \$151,060.74.

Andrew J. Marley, Attorney. I.D. #312314

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-18666

ALL THAT CERTAIN lot or parcel of ground, situate on the southeasterly side of Old Orchard Drive in the Old Orchard Heights Development in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, being Lot No. 13 on Plan prepared by Ralph E. Shaner & Son, Engineers, dated May 20, 1968, recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania in Plan Book No. A-11, Page 86, and described in accordance with said survey as follows:

BEGINNING at a point a corner of this and Lot No. 12, on the Northeasterly side of Mangers Mill Road; thence along the same North 43 degrees 19 minutes 30 seconds West 125 feet to a point, a corner of this and Lot No. 14; thence along Lot No. 14 North 46 degrees 40 minutes 30 seconds East 160 feet to a point, a corner; thence along Lot No. 8 South 40 degrees 19 minutes 30 seconds East a distance of 125 feet to a point, a corner of this and Lot No. 12; thence along the same South 46 degrees 40 minutes 30 seconds West a distance of 160 feet to the point or place of beginning.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

TITLE TO SAID PREMISES IS VESTED IN Christopher S. LaMarche, Sr. and Lori A. Bergstrom, as Joint Tenants with Right of survivorship and not as tenants in common, by Deed from Paul E. Doering and Mary Ann Doering, h/w, Dated 09/08/2016, Recorded 09/14/2016, in Book 6015, Page 00852.

Parcel Number: 60-00-01831-00-8.

Location of property: 289 Mangers Mill Road, Pottstown, PA 19464-1554.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher S. LaMarche, Sr. and Lori A. Berstrom a/k/a Lori A. Bergstrom** at the suit of Pennymac Loan Services, LLC. Debt: \$222,243.28.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-18675

ALL THAT CERTAIN lot or piece ground with the buildings and improvements thereon erected, situate in the Village and **Cheltenham Township**, Montgomery County, Pennsylvania described as follows:

BEGINNING at appoint on the Northeast side of Beecher Avenue at the distance of 475 feet Northwestwardly from the Northwest side of Grove Avenue.

CONTAINING in front or breadth on the said Beecher Avenue 25 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Beecher Avenue, 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Tracey Tyler, by Deed from Gary Nugent and Kelly A. Fagan, n/k/a Kelly A. Nugent, h/w, Dated 02/15/2008, Recorded 03/26/2008, in Book 5686, Page 2015.

Parcel Number: 31-00-01987-00-7.

Location of property: 539 Beecher Avenue, Cheltenham, PA 19012-2005.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracey Tyler** at the suit of Wells Fargo Bank, NA. Debt: \$189,357.97.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-18679

ALL THAT CERTAIN message or tenement and lot or piece of lane, situate in **Norristown Borough**, Montgomery County, and State of Pennsylvania and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of the Hartranft Avenue, said point being at a distance of 22.36 feet Southwestly from the Southwest corner of Hartranft Avenue and Lafayette Street, a corner of this and other property of John M. Yerger; thence along the same, South 45 degrees, 30 minutes East, the line passing through the center of the partition wall between this and adjoining house, 105 feet to the Northwestly side of a 20 feet wide alley; thence along said side of the said alley South 44 degrees, 30 minutes West, 22.5 feet to a point, a corner of this and other land of John M. Yerger; thence along the same, North 45 degrees, 30 minutes West, 105 feet to the Southeasterly side of Hartranft Avenue; thence along the same North 44 degrees, 30 minutes East, 22.5 feet to the place of the beginning.

BEING THE SAME PREMISES which Jeffrey W. Cossaboon and Kathleen Cossaboon, incorrectly identified as Jeffrey W. Cassaboon and Kathleen Cassaboon, by Deed dated June 28, 2004 and recorder August 3, 2004, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5519, Page 2284, as Instrument No. 2004156242, granted and conveyed unto Jeffrey W. Coosaboon and Kathleen Cossaboon, as tenants by the entirety.

Parcel Number: 13-00-15668-00-6.

Location of property: 134 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey W. Cossaboon and Kathleen Cossaboon** at the suit of REO Trust 2017-RPL1. Debt: \$109,715.81.

Bradley J. Osborne, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-18986

ALL THAT CERTAIN Unit designated as Unit 406 in the property known, named and identified as Dresher Woods Condominiums, located in **Upper Dublin Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium and By-Laws of Dresher Woods Condominium recorded in the Recorder of Deeds Office of Montgomery County on 12/19/97 in Book 5210 Page 2080.

BEING THE SAME PREMISES which The Dresher Woods Corporation, by deed dated 08/31/1998 and recorded 09/14/1998 in Deed Book 5241 Page 1100 in the Office of the Recorder of Deeds in and for the County of Montgomery granted and conveyed unto Kelly M. Murton, in fee.

Parcel Number: 54-00-05410-72-8.

Location of property: 406 Dresher Woods Drive, Dresher, PA 19025.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kelly M. Murton** at the suit of Specialized Loan Servicing LLC. Debt: \$135,377.42.

Katherine M. Wolf, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19047

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a survey made by Schurr and Brattan, R.L.S. on August 7, 1950, and recorded at Norristown, in Deed Book 2169 page 601, as follows, to wit:

BEGINNING at a point on the Northwestly side of Mill Road (40 feet wide) at the distance of 117.06 feet Southwestwardly from a point of curve formed by the intersection of the Northwestly side of Mill Creek Road and the Southwestly side of Renel Road (40 feet wide); thence extending along Mill Creek Road South 85 degrees 5 minutes 42 seconds West 128.26 feet to a point; thence extending on a line North 4 degrees 54 minutes 18 seconds West 181 feet to a point; thence extending on a line North 89 degrees 00 minutes 12 seconds East 128.55 feet to a point; and thence extending on a line South 4 degrees 54 minutes 18 seconds East 92.04 feet to the place of beginning.

BEING known as Lot No. 521 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James F. Scheetz, by Deed from James F. Scheetz and Janice E. Scheetz, his wife, dated 07/12/1994, recorded 07/28/1994, in Book 5094, Page 671.

JAMES F. SCHEETZ died on 11/30/2016, and upon information and belief, his surviving heir is Christine Scheetz-Kirk.

Parcel Number: 49-00-07840-00-4.

Location of property: 105 Mill Creek Road, Plymouth Meeting, PA 19462-2474.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine Scheetz-Kirk a/k/a Christine M. Kirk a/k/a Christine Marie Kirk, in Her Capacity as Executrix and Devisee of The Estate of James F. Scheetz** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$123,256.39.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19050

ALL THAT CERTAIN lot or piece of ground situate in **Abington Township**, Fifth Ward, Montgomery County, Pennsylvania.

BEGINNING at a point in the northwesterly side of High Avenue (formerly Highland Avenue) (50 feet wide) at the distance of 105.78 feet measured south 44 degrees 15 minutes west from the intersection which the said side of High Avenue meets with the southwesterly side of Old Welsh Road; thence along the said northwesterly side of High Avenue south 44 degrees 15 minutes west 50 feet to a point a common front corner of Lots Numbers 404 and 405 as shown on the plan of "Willow Grove Heights" dated 12/15/1986; thence along the northeasterly side of Lot Number 405 north 45 degrees, 45 minutes west 110.58 feet to a point, a common rear corner of Lots Number 35, 404, 405, and 505 as shown on the above mentioned plan; thence along the southeasterly side of lot number 35 north 44 degrees 15 minutes east 25 feet to a point, a rear corner of Lots Numbers 34 and 404; thence along the rear of southwesterly side of Lot Number 34 and partly along the rear of southwesterly side of Lot Number 33 south 45 degrees 45 minutes east 33.66 feet to a point; thence partly through Lot Number 33 north 44 degrees 15 minutes east 30 feet to a point; thence partly crossing Lot Number 33 and crossing Lots Numbers 32 and 31 as shown on the above mentioned plan south 47 degrees 14 minutes 20 seconds east 76.95 feet to the place of beginning.

BEING Lot Number 404 and parts of Lots Numbers 31, 32 and 33 as shown on the Plan of "Willow Grove Heights", dated 12/15/1986 and recorded in Montgomery County, Pennsylvania, Recorder of Deeds Office at Norristown in Deed Book No. 380, Page 500.

BEING THE SAME PREMISES which Roosevelt S. Hinds, by Deed dated August 29, 2002 and recorded October 1, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5427, Page 783, granted and conveyed unto Belinda A. Arthur

Parcel Number: 30-00-28572-00-9.

Location of property: 1742 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Belinda A. Arthur** at the suit of Wells Fargo Bank, N.A. Debt: \$248,958.47.

Powers, Kirn & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19090

ALL THAT CERTAIN lot or piece of lane, situate in **Trappe Borough**, Montgomery County and Commonwealth of Pennsylvania, being a lot in Phase IV & V on Plan of Rittenhouse Square, made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P., dated 3/7/1984, last revised 6/27/1984 and recorded in Plan Book A-46, page 74, being Lot 50, on Phase IV, as-built Plan of Rittenhouse Square, dated 11/1/1988.

TOGETHER with appurtenances to the above described premises which encroach into or upon the common area.

TITLE TO SAID PREMISES IS VESTED IN Matthew S. Mann and Melissa A. Laverty, by Deed from Pia A. Picone, dated 07/28/2016, recorded 07/29/2018, in Book 8008, Page 894.

Parcel Number: 23-00-00425-39-8.

Location of property: 404 Franklin Court, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew S. Mann and Melissa A. Laverty** at the suit of Lakeview Loan Servicing, LLC. Debt: \$211,661.93.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19103

ALL THAT CERTAIN lot or piece of land, situate in the Village of Linfield, **Limerick Township**, County of Montgomery and State of Pennsylvania on the Westerly side of a twenty five foot wide roadway leading from the Southerly side of the State Road leading from Linfield to Parkerford and extending Southerly almost to the Schuylkill River, bounded and described as follows, to wit:

BEGINNING at a stone post on the Westerly side of twenty five foot roadway, a corner of this and land now or late of Frank Deery; thence along the lands of said Frank Deery, South eighty one degrees fifty one minutes West two hundred fifty six and seventeen hundredths feet to a stone post, a corner of this in line of lands now or late of John W. Hunsicker; thence along said lands North seven degrees thirty minutes East ninety three feet to a corner of this and other lands of the said Catherine Kuterbach of which this was a part, thence by said other lands of the said Catherine Kuterbach, North eighty one degrees fifty one minutes East two hundred twenty and ninety seven hundredths feet to a point on the Westerly line of said twenty five foot wide roadway, thence along the Westerly side of said twenty five foot roadway South fourteen degrees thirty nine minutes East ninety feet to the place of beginning.

CONTAINING five hundred and fifty-one one-thousandths of an acre of land, be the same more or less.

BEING the same property conveyed to Louis Kuterbach (deceased) who acquired title by virtue of a deed from Barbara Kuterbach, dated September 27, 2004, recorded October 18, 2004, at Document ID 2004204065, and recorded in Book 05529, Page 1332, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 37-00-03448-00-7.

Location of property: 18 Pennhurst Road, Linfield, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael Kuterbach, as Administrator of the Estate of Louis Kuterbach** at the suit of Wells Fargo Bank, N.A. Debt: \$64,184.79.

Meredith H. Wooters, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19135

ALL THAT CERTAIN frame message and tracts or pieces of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in a line of land of Charles Eston, late Harry Undercuffler and running thence by the same along a public road South thirty-six degrees west two perches and seven tenths to a corner to land of Frank Shirey; thence by the same North fifty-six and one-quarter degrees West nineteen perches and five tenths to a stone in a line of land of Clint Yerger Brown, formerly Eli Yerger; thence by the same North thirty-six and three quarter degrees East four perches to a corner in line of H. K. Bartman's land, thence by the Same South forty-nine and three-quarter degrees East nineteen and seven-tenths perches to the place of beginning.

CONTAINING sixty-eight perches of land, more or less.

ALSO, another tract of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made in October 1965, by Albert G. Newbold, Registered Engineer, as follows:

BEGINNING at a nail in the center line of Wilson Avenue, said nail marking a corner to other land of George S. Renninger; thence by George S. Renninger North forty-five degrees forty-eight minutes fifty seconds West three hundred twenty-four and thirty-two hundredths feet to an iron pipe in a line of lands now or late of Lloyd W. Johnson; thence North forty-two degrees forty minutes East one hundred feet to a maple tree; thence by Lloyd W. Johnson and partly by lands now or late of Lee E. Buchert South forty-five degrees forty-eight minutes forty seconds East three hundred twenty-three and fifty-four hundredths feet to a nail in the center line of Wilson Avenue; thence by the same and by lands now or late of Elmer C. Reinhart South forty-two degrees thirteen minutes West one hundred feet to the place of beginning.

CONTAINING seven hundred forty-four thousandths acres more or less.

FEE SIMPLE TITLE VESTED IN Peggy S. Fosnocht, by deed from, Ernest B. Fosnocht and Peggy S. Fosnocht, his wife, dated 09/18/1997, recorded 10/20/1997, in the Montgomery County Recorder of deeds in Deed Book 5203, Page 1861.

Parcel Number: 32-00-07852-00-9.

Location of property: 69 Wilson Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Peggy S. Fosnocht by Deed from Ernest B. Fosnocht and Peggy S. Fosnocht, his wife, dated 09/18/1997, recorded 10/20/1997, in the Montgomery County Recorder of Deeds in Deed Book 5203, Page 1861** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Trustee for NRZ Pass-Through Trust V c/o Ocwen Loan Servicing, LLC. Debt: \$166,101.41.

Stern & Eisenberg, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19162

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, as shown on Final Plan and Land Surveyors, Inc., and recorded 8/16/1972 in Plan Book A-19, Page 88, as follows, to wit:

BEGINNING at a point on the Aouteast side of Iroquois Drive (50 feet wide) at a corner of lot 17 which point is measured the following two courses and distances from a point of curve on the southeast side of Little Turtle Circle (1) leaving Little Turtle Circle on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 26.27 feet to a point of reverse curve on the Aouteast side of Iroquois Drive (2) thence along same on the arc of a circle curving to the left having a radius of 255 feet the arc distance of 14.65 feet to the place of beginning, thence extending from said place of beginning and leaving Iroquois Drive and along lot 17 South 24 degrees 20 minutes East 215.35 feet to a point on the Northwestern side of the Texas Eastern Transmission Corp right of way thence along same, South 65 degrees 40 minutes West 80.00 feet to a corner of lot 19; thence extending from same and along lot 19 North 38 degrees 05 minutes West 126.88 feet to a point on the Southeast side of Little Turtle Circle (said point being on the Southeast side of a cul-de-sac) thence along same on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 91.19 feet to a point of reverse curve thence along same on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 40.40 feet to a point of tangent on the Southeast side of Little Turtle Circle; thence along same North 42 degrees 00 minutes East 16 31 feet to a point of curve, thence along same on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 26.27 feet to a point of reverse curve on the southeast side of Iroquois Drive thence along same on the arc of a circle curving to the left having a radius of 255 feet the arc distance of 14 65 feet to the first mentioned point and place of beginning.

BEING Lot #18 on said plan.

UNDER AND SUBJECT to the condition that the side and rear lines of said property are to be kept open for draining of surface water on the same grades as now exist. NO fences shall be erected on the premises except on the rear portion of the lot, said fences shall not extend further front than the front building line of the building hereon erected and shall not be more than 4 feet high.

SUBJECT TO a declaration of covenants and restrictions to be known as Village of Mingo Home Owners Association and to be recorded providing for maintenances and improvement of common areas and assessments of this and other premises similarly situated in connection therewith.

TITLE TO SAID PREMISES IS VESTED IN Charles J. Mauceri and Michele R. Mauceri, by deed from Richard J. Simon and Catherine A. Simon, his wife, dated 11/29/2005, recorded 12/08/2005, in Book 5582, Page 862. Parcel Number: 61-00-03180-40-4.

Location of property: 5 Little Turtle Circle, Royersford, PA 19468-3017.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles J. Mauceri and Michele R. Mauceri** at the suit of JP Morgan Chase Bank, National Association. Debt: \$228,529.10.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19446

ALL THAT CERTAIN lot or piece of land, with one-half of a double frame stuccoed tenement, situate in the Village of Mont Clare, **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with survey made by R. E. Young, C.E., as follows, to wit:

BEGINNING at an iron pipe in line with the Eastern property line of Jacobs Street, distant 25 feet from the center line thereof and 145.7 feet from the Northeastern curb line of an unnamed Street; thence along lands now or late of Michael Kandrats, et al, South 86 1/2 degrees East, 132.2 feet to a point distant approximately 23 feet from the rear of a double frame stuccoed house, the Northern half of which is hereby conveyed; thence approximately parallel with the said house, North 3-112 degrees East, 1 foot to a point in line with the center of a party wall of the aforesaid double frame stuccoed house; thence along lands of said Michael Kandrats, et al and passing through the center of aforesaid party wall, South 86-1/2 degrees East, 77 feet to a point in line with the Western property line of Amelia Street, distant 14 feet from the center line thereof; thence along said property line of Amelia Street, North 3-1/2 degrees East, 19 feet to a corner of the lands of the aforesaid Michael Kandrats, et al and of Michael Dzurzuks; thence along the latter lands, North 86-1/2 degrees West, 209.2 feet to a corner fence post in line with the aforesaid Eastern property line of Jacobs Street; thence along the same, South 3-1/2 degrees West, 20 feet to the place of beginning.

BEING THE SAME PREMISES conveyed to Shane A. Yonkoske by Shane A. Yonkoske and Amanda M. Frye as evidenced by Deed dated 04/23/2015 and recorded 04/29/2015 in the Office of the Recorder in Montgomery County, in Book 5951 and Page 2215.

Parcel Number: 61-00-00088-00-4.

Location of property: 212 Amelia Street, Mont Clare, PA 19453.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Shane A. Yonkoske** at the suit of Pennymac Loan Services, LLC. Debt: \$180,181.50.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19654

ALL THAT CERTAIN brick dwelling and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, being known as 112 North Warren Street, bounded and described, as follows, to wit:

BEGINNING at the East side of Warren Street 84 feet North of Chestnut Street at a corner of land formerly of Samuel Green; thence extending by said lot Eastwardly and parallel with Chestnut Street 120 feet to a stake; thence Northwardly and parallel with Warren Street 28 feet to a stake; thence Westwardly 120 feet to Warren Street aforesaid; thence by the same Southwardly 28 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Jeffrey Dana Bannan by Deed from Harry L. Garber and Jannette M. Garber dated July 17, 2006 and recorded on September 18, 2006 in the Montgomery County Recorder of Deeds in Book 05616, Page 1977 as Instrument No. 2006116421.

Parcel Number: 16-00-31468-00-7.

Location of property: 112 North Warren Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Dana Bannan** at the suit of Bayview Loan Servicing, LLC. Debt: \$93,516.99.

Milstead & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19739

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point of intersection of the center line of Whitehall Road with the Southwest side of Christopher Street (50 feet wide); thence along the Southwest side of Christopher Street, South 45°, 25' East, 249 feet to a point, a corner of land now or formerly of Carl A. Posse and Joan M., his wife; thence along said land, the two following courses and distances: (1) South 45°, 15' West, 200 feet to a point; (2) South 45°, 25' East, 100 feet to a point on the Northwest side of Rittenhouse Boulevard (50 feet wide); thence along the Northwest side of Rittenhouse Boulevard, South 45°, 15' West, 150 feet to a corner of land conveyed to Frederick K. Kurs and Julia D., his wife; thence along said land, North 44°, 45' West, 349 feet to a point in the bed of Whitehall Road; thence along the title line in the bed of Whitehall Road, North 45°, 15' East, 343 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain conditions and restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Cynthia R. McMahon, by Deed from John I. McMahon, Jr. and Cynthia R. McMahon, dated 3/23/2007, recorded 4/12/2007 in Book 5642, Page 1930.

Parcel Number: 63-00-09250-00-2.

Location of property: 300 South Whitehall Road, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia R. McMahon** at the suit of Citizens Bank of Pennsylvania. Debt: \$230,918.29.

Law Office of Gregory Javardian, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19848

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as Corinthian, a Condominium, located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act No. 1980-82, by July 2, 1980, P.L., by the recording in the Office of the Recording of Deeds & c., in and for the County of Montgomery, aforesaid, of a Declaration of Condominium and Declaration Plan attached thereto and made a part thereof, dated 5/12/06 and recorded 5/16/06 in Deed Book 5601 and Page 228, and any and all amendments thereto, being and designated on such Declaration Plan as Unit PH7, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in the Declaration) of 0.76% together with the limited common elements in Parking Spaces U39 and U29 and Storage Space 001-PH as designated in the Declaration.

UNDER AND SUBJECT to certain restrictions as now appear of record.

BEING the same premises which Corinthian Partners, L.P., a Delaware Limited Partnership by Deed dated October 16, 2006 and recorded October 31, 2006 in Montgomery County in Deed Book 5622 Page 1011 conveyed unto Stuart J. Spivak and Linda Spivak, as tenants by the entireties, in fee. Being the same premises which Stuart J. Spivak and Linda Spivak, as tenants by the entireties, by Deed dated March 13, 2009 and recorded March 16, 2009, in Montgomery County in Deed Book 5724 Page 01322 conveyed unto Gary Alan Frank, in fee.

Parcel Number: 40-00-47549-14-5.

Location of property: 190 Presidential Blvd., Unit PH 7, Bala Cynwyd, PA 19004.

The improvements thereon are: Condominium unit with interest in common elements and certain limited common elements as set forth above.

Seized and taken in execution as the property of **Gary Frank et al.** at the suit of DNB First, N.A. Debt: \$633,173.21 plus interest and costs.

Starfield & Smith, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19853

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey or plan thereof made by Herbert H. Metz, Civil Engineer and dated September 28th, 1922 as follows, to wit:

PREMISES 1 with the buildings and improvements thereon erected:

BEGINNING at a point in the Northeasterly side of 2nd Street; thence along land about to be conveyed by the Grantors to the Grantee herein, North twenty-seven degrees East, one hundred ten feet to a point; thence along land now or late of Clara Schultz, South sixty-five degrees, forty-five minutes East, thirty-three feet to a point; thence along land now or late of Catherine Ford, South twenty-seven degrees West, one hundred ten feet to a point in the Northeasterly side of 2nd Street, aforesaid; thence along the same, North sixty-five degrees, forty-five minutes West, thirty-three feet to the place of beginning.

PREMISES 2 BEGINNING at a point in the Northeasterly side of 2nd Street; thence by land now or late of William D. Bechtel, North twenty-seven degrees East, one hundred ten feet to a point; thence South sixty-five degrees, forty-five minutes East two feet and fifty one-hundredths of a foot to a point; thence along land of the Grantors about to be conveyed to the Grantee, herein South twenty-seven degrees West, one hundred ten feet to a point in the Northeasterly side of 2nd Street, aforesaid; thence along the same, North sixty-five degrees, forty-five minutes West, two feet and fifty one-hundredths of a foot to the place of beginning.

BEING the same premises which George W. Miller, surviving tenant by the entirety, by Deed dated 11/2/2009 and recorded 11/6/09 in the County of Montgomery, PA in Deed Book 5749 page 2179, granted and conveyed unto George W. Miller, in fee.

Parcel Number: 14-00-02836-00-3.

Location of property: 119 North 2nd Street, North Wales, PA 19454.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **George W. Miller a/k/a George Miller** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$265,896.61.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-20350

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described as follows: beginning at the North corner of Arch and Summit Streets; thence along the Northeast side of summit street at right angles to said arch street, Northwestly one hundred eleven and five tenths feet to Morgan Alley twenty feet wide; thence along said alley Northeasterly parallel with said Arch Street, twenty four feet to a corner, thence parallel with Summit Street, along lands now or late of Guest, Grater and Company, the line passing through the middle of partition wall of dwelling houses erected upon this and the adjoining lot Southeastly one hundred eleven and five tenths feet to Arch Street, aforesaid; thence along Northwestly side thereof Southwestly parallel with said Morgan Alley, twenty four feet to the place of beginning.

BEING the same premises which Augusta P. Reid, n/k/a Augusta Reid Quinn by Deed dated 10/18/2005 and recorded 11/07/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05578 Page 1272, granted and conveyed unto Augusta P. Quinn, as sole owner.

Augusta P. Quinn a/k/a Augusta P. Reid departed this life on 03/29/2017.

Parcel Number: 13-00-02512-00-4.

Location of property: 1525 Arch Street, Norristown, PA 19401-3560.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Augusta P. Reid, n/k/a Augusta Reid Quinn by Deed dated 10/18/2005 and recorded 11/07/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05578 Page 1272, granted and conveyed unto Augusta P. Quinn, as Sole Owner** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12 c/o Ocwen Loan Servicing, LLC. Debt: \$201,090.23.

Andrew J. Marley, Attorney.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-20432

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, and Commonwealth of Pennsylvania and described according to a Certain Plan of Subdivision made for Estate of Forrest H. Roberts by Haggerty and Hagan, Inc., Engineering and Surveying, dated July 1962 and revised August 28, 1962 said Plan recorded in Plan Book A-7 page 43 as follows, to wit:

BEGINNING at an interior point, said point being a common rear corner of Lots No. 1, 2, 4 and 5 as shown on Plan of "Estate of Forrest H. Roberts", dated July 1962 and revised August 28 1962, which point beginning is at the six (6) following courses and distances from the intersection which the Southwestly side of Mt. Carmel Avenue (50 feet wide, as widened 17 feet on the Northeasterly side from its original width of 33 feet) makes with the Northwestly side of Roberts Avenue (44 feet wide) to wit: (1) along the said Southwestly side of Mt. Carmel Avenue North 53 degrees 15 minutes West 67.71 feet to a point; (2) along the Southeastly line of Lot No. 1 South 36 degrees 45 minutes West 107.07 feet to an angle point; (3) still along Lot No. 1 South 19 degrees 15 minutes 03 seconds West 40.00 feet to a point; (4) still along the same South 70 degrees 44 minutes 57 seconds East 15.81 feet to a point; (5) still along the same South 19 degrees 15 minutes 03 seconds West 4.00 feet to a point; (6) along the rear line of Lot No. 1 North 70 degrees 44 minutes 57 seconds West 54.99 feet to the place of beginning; thence from first mentioned point and place of beginning along the Northwestly line of Lot No. 5 passing through a party wall, South 19 degrees 15 minutes 03 seconds West 69.00 feet to a corner; thence along the line of an existing concrete curb on the Northerly side of a driveway at Glenside Station (North Pennsylvania Railroad, Reading Company) and along land acquired or to be acquired by Cheltenham Township North 70 degrees 44 minutes 57 seconds West 18.33 feet to a corner; thence along the Southeastly line of Lot No. 3, passing through a party wall, North 19 degrees 15 minutes 03 seconds East 69.00 feet to a corner; thence partly along the line of Lot No. 2 South 70 degrees 44 minutes 57 seconds East 18.33 feet to the place of beginning.

BEING Lot No. 4 as shown on the above mentioned plan.

BEING THE SAME PREMISES WHICH Barry F. Seifert and Dorothy A. Seifert, by Deed date 3/29/2001, recorded 4/11/2001 in Deed Book 5356, Page 93 conveyed unto Harry Dean and Claire Dean.

BEING Map #31125050.

Parcel Number: 31-00-22714-00-7.

Location of property: 109 Railroad Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harry W. Dean a/k/a Harry Dean and Claire M. Dean a/k/a Claire Dean** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$77,896.98 plus interest to sale date.

Martha E. Von Rosenstiel, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-20911

ALL THAT CERTAIN unit in the property known, named and identified as Hampton Green Condominium, located in **Montgomery Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the uniform Condominium act 68 PA CS 3101 et sec by the recorded in the Montgomery County Recorder of Deeds Office of a certain Declaration and plan attached thereto dated 2/1/2000 and recorded 2/8/2000 in Deed Book 5306 page 562 and re-recorded 3/29/2000 in Deed Book 5311 page 1999 and a first amendment to Declaration recorded 3/29/2000 in Deed Book 5313 page 2489 and third amendment to Declaration recorded 7/21/2000 in Deed Book 5324 page 598 and fourth amendment to Declaration recorded 8/2/2000 in Deed Book 5325 page 2342 and fifth amendment to Declaration recorded 9/19/2000 in Deed Book 5332 page 725 and re-recorded in Deed book 5333 page 954 and sixth amendment to Declaration recorded in Deed book 5333 page 2208 and seventh amendment to Declaration recorded in Deed Book 5338 page 712 and eighth amendment to declaration recorded in Deed Book 5340 page 2443 and ninth amendment to Declaration recorded in Deed Book 5351 page 263 and tenth amendment to declaration recorded in Deed Book 5351 page 271 and eleventh amendment to declaration recorded in Deed Book 5354 page 1542 and 12th amendment to Declaration recorded in Deed Book 5355 page 834 thirteenth amendment in Deed Book 5369 page 59 fourteenth amendment in Deed Book 5369 page 67 fifteenth amendment in Deed Book 5370 page 1929 sixteenth amendment in Deed Book 5376 page 1440 seventeenth amendment in Deed Book 5379 page 1150 eighteenth amendment in Deed Book 5385 page 636 and nineteenth amendment in Deed Book 5389 page 1636 twentieth amendment in Deed Book 5395 page 480 twenty first amendment in Deed Book 5400 page 64 twenty second amendment in Deed Book 5403 page 2000 twenty third amendment in Deed Book 5428 page 506 twenty fourth amendment in Deed Book 5445 page 2122 and twenty fifth amendment in Deed Book 5464 page 1620 and any amendment thereto, being designated as unit No 28 and plats and plans for Condominium dated 6/7/1999 and attached as part of the Declaration of Hampton Green Condominium, a Condominium.

TOGETHER with the percentage interests in the common elements assigned to said unit as more fully set forth in the Declaration and plats and plans and any amendments thereto together with all right, title and interest in and to all limited common elements to the unit, as more fully set forth in the Declaration and plats and plans and any amendments thereto.

TITLE TO SAID PREMISES VESTED IN Kenneth Bryson and Liliana D. Bryson by Deed from Leonard F. Tau dated April 28, 2006 and recorded on May 22, 2006 in the Montgomery County Recorder of Deeds in Book 05601, Page 1771 as Instrument No. 2006061857.

Parcel Number: 46-00-04142-25-8.

Location of property: 214 Warwick Way, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Liliana D. Bryson a/k/a Liliana Drake Bryson a/k/a Liliana Bryson a/k/a Liliana Drake a/k/a Liliana D. Drake and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank N.A., as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2006-NC2 Asset Backed Pass-Through Certificates, Series 2006-NC2. Debt: \$302,100.35.

Milstead & Associates, LLC, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-21751

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of West Over Woods made for R.C. Crecraft, Inc., Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated April 30, 1963 and revised July 31, 1963, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Shirley Lane (50 feet wide) at the distance of 200 feet, measured North 45 degrees, 03 minutes East, along said of Shirley Lane from its intersection with the Northeast side Brandon Road, (60 feet wide) (both lines produced); thence by Lot No. 130, North 44 degrees, 57 minutes West, 180 feet to a point; thence North 45 degrees, 03 minutes East, 167.58 feet to a corner of Lot No. 132, thence along Lot No. 132, South 44 degrees, 57 minutes East, 180 feet to a point on the Northwest side of Shirley Lane, thence along said side of Shirley Lane, South 45 degrees, 03 minutes West, 167.58 feet to the mentioned point and place of beginning.

BEING Lot No. 131 on said of Plan.

BEING THE SAME PREMISES CONVEYED TO Biraj K. Bhuyan and Hansa B. Bhuyan and Vishaal Bhuyan by deed from Biraj K. Bhuyan and Hansa B. Bhuyan, dated 4/14/2006 and recorded 5/01/2006 in Book #5598, Page 2683, Instrument #-2006051042. The said Biraj K. Bhuyan died 6/24/2013 vesting title in Hansa B. Bhuyan and Vishaal Bhuyan.

Parcel Number: 63-00-07915-00-5.

Location of property: 260 Shirley Lane, Norristown, PA 19403.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Vishaal Bhuyan and Hansa B. Bhuyan** at the suit of The Bank of New York Mellon, f/k/a The Bank Of New York, As Trustee (CWALT 2006-15CB). Debt: \$413,538.34.

KML Law Group, P.C., Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-24267

ALL THAT CERTAIN unit, in the property known, named and identified as Pennbrook Business Center Condominium, a Condominium located in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA. C.S. 3101, et seq., by the recording office of the Montgomery County Recorder of Deeds a Declaration (and plats and plans attached thereto) dated November 15, 2000 and recorded 11/16/2000, in Deed Book 5338 page 1912, a First Amendment thereto dated February 10, 2004, and recorded February 24, 2003, in Deed Book 5447, page 948, a Second Amendment thereto dated March 11, 2003, and recorded in Deed Book 5452, page 781, a Third Amendment thereto dated March 11, 2003, and recorded in Deed Book 5452, page 789, and a Fourth Amendment thereto dated 7/21/2003, and recorded 8/15/2006, Deed Book 5469, page 691, and a Fifth Amendment to the Declaration of Condominium of Pennbrook Business Center Condominium dated 7/21/2003, and recorded 2/23/2004, in Deed Book 5497, page 345, and also Fifth Amendment to the Declaration of Condominium of Pennbrook Business Center Condominium dated 7/21/2003, and recorded 3/8/2004, in Deed Book 5499, page 147, and a Sixth Amendment to the Declaration of Condominium of Pennbrook Business Center Condominium dated 11/11/2004, and recorded 1/19/2005, in Deed Book 5540, page 2579.

BEING designated as Unit II, together with a proportionate undivided interest in the Common Elements (as defined and set forth in such Declaration).

Parcel Number: 11-00-02192-01-1 (Unit II).

Location of property: Unit II of the Pennbrook Business Center Condominium, which is located at 1180 Church Road, Lansdale, PA.

The improvements thereon are: A Homewood Suites Hotel with 170 rooms.

Seized and taken in execution as the property of **Moody National Philly Lansdale H, LLC; Moody National Philly Lansdale S, LLC; TIC Philly Lansdale 1, LLC; TIC Philly Lansdale 2, LLC; TIC Philly Lansdale 3, LLC; TIC Philly Lansdale 4, LLC; TIC Philly Lansdale 5, LLC; TIC Philly Lansdale 6, LLC; TIC Philly Lansdale 7, LLC; TIC Philly Lansdale 8, LLC; TIC Philly Lansdale 9, LLC; TIC Philly Lansdale 10, LLC; TIC Philly Lansdale 11, LLC; TIC Philly Lansdale 12, LLC; TIC Philly Lansdale 13, LLC; TIC Philly Lansdale 14, LLC; TIC Philly Lansdale 15, LLC; TIC Philly Lansdale 16, LLC; TIC Philly Lansdale 18, LLC; TIC Philly Lansdale 19, LLC; TIC Philly Lansdale 20, LLC; TIC Philly Lansdale 21, LLC; TIC Philly Lansdale 22, LLC; TIC Philly Lansdale 23, LLC; TIC Philly Lansdale 24, LLC; TIC Philly Lansdale 25, LLC; TIC Philly Lansdale 26, LLC; TIC Philly Lansdale 27, LLC; TIC Philly Lansdale 28, LLC; TIC Philly Lansdale 29, LLC; TIC Philly Lansdale 30, LLC; TIC Philly Lansdale 31, LLC; TIC Philly Lansdale 32, LLC; TIC Philly Lansdale 33, LLC; Courtney Takai** at the suit of Wells Fargo Bank, N.A. Debt: \$17,305,842.32.

Matthew I. Vahey, Attorney. I.D. #315920

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 27, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**All properties to be sold by
SEAN P. KILKENNY, SHERIFF**

ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of **Khosrow Azizi, DMD, P.C.**, a Pennsylvania Professional Corporation, with its registered office located at 242 N. Keswick Avenue, Glenside, PA 19038 have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on December 13, 2018, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania.

The nature and character of the amendment was to change the corporate name to Benjamin K. Azizi, DMD, P.C.

ARTICLES OF INCORPORATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Bach Enterprise Services Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Digi Services Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

EKM Services Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 12/10/2018 under the Domestic Business Corporation Law, for **LabRepCo Holding Corporation**, and the addr. of the registered office is 101 Wittmer Rd., Ste. 700, Horsham, PA 19044.

McCann Deliveries Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Papape Investment Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Pennington Enterprises Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about December 3, 2018, for:

Scarcelli Family Foundation

128 Raven Hollow Drive

North Wales, PA 19454

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

AUDIT LIST

NOTICE

ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.
ONE MONTGOMERY PLAZA

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on January 7, 2019, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second & Final Publication

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.

1. ALBERTSR., ROBERTW., DECEASED - Lansdale - December 4 - Stated by Ernestine M. Albert, Executrix
2. BOUTCHER, FRANK B., DECEASED - Abington - November 15 - Stated by Daniel H. O'Connell, Esq., Executor
3. KANE, BERNICE M., SETTLOR - November 29 - Stated by PNC Bank N.A. and Lauren Hope Kane, Successor Trustees. Deed Dated August 10, 2000 and Amended February 14, 2003. T/U/D
4. KANE, JOSEPH M., SETTLOR - November 13 - Stated by PNC Bank N.A. Surviving Trustee. Deed Dated August 10, 2000. T/U/D
5. KUTCHER, ROSETTA G., DECEASED - Lower Merion - December 4 - Stated by Harry E. Kutcher, Co-Executor
6. KUTCHER, ROSETTA G., QUALIFIED PERSONAL RESIDENCE TRUST, SETTLOR - December 4 - Stated by Harry E. Kutcher and David Kutcher, Trustees. Deed Dated June 03, 1999. T/U/D

7. O'HARA, BETTY E., DECEASED - Upper Merion - December 5 - Stated by William J. O'Hara, Jr., Executor
8. THE MARSHA WINOKUR SURDEN TRUST, SETTLOR - December 4 - Stated by PNC Bank N.A., Agent for the Trustee, Henry J. Schirelson, Esq. T/U/D of Helen and Irving Winokur. Deed Dated June 28, 2000.
9. SMITH, THOMAS R., DECEASED - November 5 - Stated by Allen C. Panfil, Esq., Successor Executor. Anna Belle S. Benoliel, Executor (11/03/2014 to 04/07/2015)
10. WOLF, ELLA C., DECEASED - November 12 - Stated by Craig Banet, Partner. Banet Family Limited Partnership.

RELISTED ACCOUNTS

11. BREADY, JOHN C., DECEASED - Upper Moreland - October 31 - Stated by Patrick J. Broderick, Admin. d.b.n.c.t.a.
12. CALVARY CEMETERY, SETTLOR - October 31 - Stated by PNC Bank, N.A., Trustee. Deed Dated April 23, 2014. T/U/D
13. GAMBONE, JOSEPH R., DECEASED - Worcester - August 29 - Stated by Louis D. Gambone and Veronica Drumheller, Trustees. (Marital Trust) T/U/W
14. GAMBONE, JOSEPH R., DECEASED - Worcester - August 29 - Stated by Louis D. Gambone and Veronica Drumheller, Trustees. (GST Trust). T/U/W
15. GAMBONE, VERONICA M., DECEASED - Settlor - August 29 - Stated by Louis D. Gambone and Veronica Drumheller, Trustees. Deed Dated August 27, 1990. T/U//D
16. GILLARD, WILLIAM B., DECEASED - Upper Dublin - October 30 - Stated by William B. Gillard, Jr., Trustee. (Gillard Family Trust) T/U/W
17. HANDSCHUH, ERICA, SETTLOR - October 30 - Stated by Deutsche Bank Trust Company, N.A., Trustee. Deed Dated April 8, 2011. Amended July 31, 2018. (Erica Handschuh Special Needs Trust) T/U/D
18. HOLY SEPULCHRE CEMETERY, SETTLOR - October 31 - Stated by PNC Bank, N.A., Trustee. Deed Dated April 23, 2014. T/U/D
19. HORNING, JACOB, DECEASED - Lower Moreland - August 29 - Jacob Horning, IV Ex
20. JONES, GWENDOLYN, PRINCIPAL - October 8 - Cristal Watkins-Ford, Agent
21. LANSHE, DELANEY, MINOR - October 31 - Beth A. Lewis, Custodian.
22. LANSHE, JAYNA ELIZABETH, MINOR - October 31 - Beth A. Lewis, Custodian.
23. LEE, GLORIA A., DECEASED - Whippain - October 26 - Jeffrey C. Lee, Executor. (Supplemental Account)
24. LINK, WILLIAM J., SETTLOR - October 31 - Stated by William Morrow Esq, Trustee. Deed Dated January 12, 1988. T/U/D
25. MIDDLETON, JOHN S., SETTLOR (SEALED) - October 31 - Stated by Larry P. Laubach, Trustee. Deed Dated July 20, 1996 **F/B/O John P. Middleton**. T/U/D
26. NOBEL, JOEL J., DECEASED - Lower Merion - October 30 - Joshua Nobel, Executor
27. ROBINSON, ANN, SETTLOR - October 24 - Stated by Neil E. Cass, Trustee. Deed Dated July 12, 1988. T/U/D
28. SCHWARTZ, JOANA., DECEASED - Whitemarsh - October 29 - Mervin J. Hartman, Executor

29. SISTI, ALBERT D., DECEASED - Trappe - October 31 - Rita Indeglio, Executrix. Piggyback to Principal.
30. THE LETTERIO FAMILY TRUST, SETTLOR 10-26 - Stated by Edward Murphy, Trustee. Deed Dated February 26, 2012. T/U/D
31. UNION CEMETERY OF WHITEMARSH INC, SETTLOR - October 26 - Stated by Univest Bank and Trust Co, Trustee. Deed Dated August 25, 2015. **F/B/O Union Cemetery of Whitemarsh, Inc.** T/U/D
32. YEGER, BERNIE, SETTLOR - Stated by Jill Rall, Trustee. Deed Dated May 7, 1999 and Amended February 18, 2014. T/U/D

D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **Blu-Eco Cleaning Service LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on December 4, 2018.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-27671

NOTICE IS HEREBY GIVEN that on November 26, 2018, the Petition of Dona D. Morey was filed in the above named Court, praying for a Decree to change her name to DONNA D. MOREY.

The Court has fixed February 6, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Elissa C. Goldberg, Esquire
107 N. Broad Street, Suite 211
Doylestown, PA 18901

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-29022

NOTICE IS HEREBY GIVEN that on December 14, 2018, the Petition of Lisa Batschelet, on behalf of Ariana Joey Batschelet-Cifelli, was filed in the above named Court, praying for a Decree to change her name to ARIANA JOEY CIFELLI.

The Court has fixed February 20, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-27840

NOTICE IS HEREBY GIVEN that on November 27, 2018, the Petition of Micah Gustafson was filed in the above named Court, praying for a Decree to change his name to MICAH BENDAVIS GUSTAFSON.

The Court has fixed February 6, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-28088

NOTICE IS HEREBY GIVEN that on November 30, 2018, the Petition of Simone Brady, on behalf of Abygal White, a minor, was filed in the above named Court, praying for a Decree to change her name to ABYGAL BRADY.

The Court has fixed February 6, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-26857

NOTICE IS HEREBY GIVEN that on November 14, 2018, the Petition of Tiffany Mason, on behalf of La'B Iquan Sha'D Jackson, a minor, was filed in the above named Court, praying for a Decree to change the name to REYNOLDS La'B MASON.

The Court has fixed February 13, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ESTATE NOTICES

Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.

First Publication

CAPRARA, ZACHARY A., dec'd.

Late of Lower Gwynedd Township.
Administrators: JOHN A. CAPRARA AND BETSI L. CAPRARA,
c/o Mark S. Blaskey, Esquire,
3000 Two Logan Square,
18th & Arch Streets,
Philadelphia, PA 19103-2799.
ATTORNEY: MARK S. BLASKEY,
PEPPER HAMILTON LLP,
3000 Two Logan Square,
18th & Arch Streets,
Philadelphia, PA 19103-2799

**CONNELL V. GEORGE W. also known as
GEORGE W. CONNELL, JR., dec'd.**

Late of Lower Merion Township.
Executor: RONALD W. FENSTERMACHER, JR.,
100 Four Falls Corporate Center, Ste. 311,
West Conshohocken, PA 19428.
ATTORNEY: RONALD W. FENSTERMACHER, JR.,
LAW OFFICE OF RONALD W.
FENSTERMACHER, JR., PC,
100 Four Falls Corporate Center, Ste. 311,
West Conshohocken, PA 19428

**DeLUISE, RICHARD ANTHONY also known as
RICHARD DeLUISE, dec'd.**

Late of Borough of Lansdale.
Executor: BRUCE G. CRISCUOLO,
c/o Susan E. Piette, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: SUSAN E. PIETTE,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773

**DUNLOP, DOROTHY MARGARET also known as
DOROTHY M. DUNLOP, dec'd.**

Late of Abington Township.
Executor: STEPHEN DUNLOP,
372 Springhouse Road,
King of Prussia, PA 19406.

EHINGER, SALLIE, dec'd.

Late of Towamencin Township.
Co-Executors: ROBERT F. EHINGER AND
RALPH A. EHINGER,
c/o Smith Aker Grossman & Hollinger,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404-0150.
ATTORNEY: JAMES L. HOLLINGER,
SMITH, AKER, GROSSMAN & HOLLINGER,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404-0150

GRAFTON, FLORENE W., dec'd.

Late of Upper Merion Township.
Executors: WAYNE W. GRAFTON,
P.O. Box 612,
Unionville, PA 19375,
JOSEPH J. DOUGHERTY,
6 Ponds Edge Drive, Suite 1,
Chadds Ford, PA 19317.
ATTORNEY: JOSEPH J. DOUGHERTY,
6 Ponds Edge Drive, Suite 1,
Chadds Ford, PA 19317

GREGORY, ARTHUR also known as**ARTHUR GREGORY, JR., dec'd.**

Late of Montgomery County, PA.

Executor: JOSEPH G. MANIACI, ESQUIRE,

121 Kitty Hawk Road,

Cherry Hill, PA 08034.

ATTORNEY: JOSEPH G. MANIACI,

MANIACI, CICCOTTA & SCHWEIZER,

6720 Frankford Avenue,

Philadelphia, PA 19135,

215-332-2626

HAYES, TALMADGE, dec'd.

Late of Borough of Lansdale.

Executrix: HOPE E. COTTOM,

c/o Jeremy Z. Mittman, Esquire,

593 Bethlehem Pike, Suite 10,

Montgomeryville, PA 18936.

ATTORNEY: JEREMY Z. MITTMAN,

593 Bethlehem Pike, Suite 10,

Montgomeryville, PA 18936

HUSTED, PHYLLIS, dec'd.

Late of Horsham Township.

Executrix: BARBARA H. EISENBERG,

c/o 104 N. York Road,

Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,

104 N. York Road,

Hatboro, PA 19040

JORDAN, DOLORES ROSE also known as**DOLORES JORDAN, dec'd.**

Late of Borough of Hatboro.

Administrator: DARRELL KEITH JORDAN, JR.,

121 Dallas Road,

Willow Grove, PA 19090.

JOYCE, JOSEPH D., dec'd.

Late of Abington Township.

Administratrix: JULIA MARGARET JOYCE,

2225 Oakdale Avenue,

Glenside, PA 19038.

ATTORNEY: MICHAEL F. DUNN,

162 S. Easton Road,

Glenside, PA 19308

LOSTAUNAU, MICHAEL R., dec'd.

Late of Montgomery Township.

Administratrix: HILLARY C. LOSTAUNAU,

c/o Sabrina A. Steinberg, Esquire,

P.O. Box 600,

Jamison, PA 18929.

ATTORNEY: SABRINA A. STEINBERG,

P.O. Box 600,

Jamison, PA 18929

McCONNELL SR., ROBERT CHARLES, dec'd.

Late of Whitemarsh Township.

Administrator: ROBERT McCONNELL, JR..

ATTORNEY: HARRIET R. LITZ,

3881 Skippack Pike,

Skippack, PA 19474

McCONNELL, JOAN ELIZABETH also known as**JOAN ELIZABETH OLIVER, dec'd.**

Late of Lower Gwynedd Township.

Executrix: SARA VanSANT,

421 Wendover Drive,

Norristown, PA 19403.

MOYER, EVA L., dec'd.

Late of Borough of Souderton.

Co-Executors: CLAUDE L. MOYER,

VIRGINIA L. LANDIS,

RAY W. MOYER AND

ELAINE L. MOYER,

822 Salford Station Road,

Schwenksville, PA 19473.

ATTORNEY: AARON M. MOYER,

822 Salford Station Road,

Schwenksville, PA 19473

MOYER, TODD, dec'd.

Late of New Hanover Township.

Executor: DAVID L. MOYER,

229 Park Avenue,

Ephrata, PA 17522.

PETERSON, MARY LESSING also known as**MARY L. PETERSON, dec'd.**

Late of Lower Merion Township.

Administratrix: MONA LESSING HARROCH,

c/o J. Earl Epstein, Esquire,

1515 Market Street, Ste. 1505,

Philadelphia, PA 19102.

ATTORNEY: J. EARL EPSTEIN,

EPSTEIN, SHAPIRO & EPSTEIN, P.C.,

1515 Market Street, Ste. 1505,

Philadelphia, PA 19102

SANSON, GRACE B., dec'd.

Late of Lansdale, PA.

Executrix: LINDA STEWART,

115 Garden Road,

Oreland, PA 19075.

SMITH, LAWRENCE WILLIAM also known as**LARRY SMITH, dec'd.**

Late of Lower Salford Township.

Executrix: KELLY COLLINS SMITH,

912 Saint Claire Lane,

Harleysville, PA 19438.

SORBER, KAREN ELIZABETH, dec'd.

Late of Douglass Township.

Administrator: THOMAS J. CARDUFF, JR.,

c/o Norris McLaughlin, P.A.,

570 Main Street,

Pennsburg, PA 18073.

ATTORNEY: MICHELLE M. FORSELL,

NORRIS McLAUGHLIN & MARCUS, P.A.,

570 Main Street,

Pennsburg, PA 18073

TARGAN, SYLVIA, dec'd.

Late of Lower Merion Township.

Co-Executors: SANDRA SHIPON AND

CHARLOTTE SEIDEN,

c/o Janet E. Amacher, Esquire,

311 N. Sumneytown Pike, Suite 1A,

North Wales, PA 19454.

ATTORNEY: JANET E. AMACHER,

311 N. Sumneytown Pike, Suite 1A,

North Wales, PA 19454

**TOBIN, FRANCES E. also known as
FRANCES EMANUEL TOBIN and
FRANCES TOBIN, dec'd.**

Late of Lower Merion Township.
Executors: MARK S. BLASKEY AND
RICHARD M. HOROWITZ,
3000 Two Logan Square,
18th & Arch Streets,
Philadelphia, PA 19103-2799.
ATTORNEY: MARK S. BLASKEY
PEPPER HAMILTON LLP,
3000 Two Logan Square,
18th & Arch Streets,
Philadelphia, PA 19103-2799

TORNETTA, JOAN M., dec'd.

Late of Borough of Pottstown.
Executor: SAMUEL A. BENNE,
217 Vincent Drive,
Honey Brook, PA 19344.
ATTORNEY: HENRY T. ZALE,
O'DONNELL, WEISS & MATTEI, P.C.,
41 E. High Street,
Pottstown, PA 19464

WALDO, SUZANNE, dec'd.

Late of Borough of Jenkintown.
Administrator: WILLIAM D. GRANIERI, SR.,
240 Forrest View Drive,
Kutztown, PA 19530.
ATTORNEY: MICHAEL F. DUNN,
162 S. Easton Road,
Glenside, PA 19038

**WISMER, JANE T. also known as
MARY JANE TROUTMAN, dec'd.**

Late of Borough of Trappe.
Executors: JULIE W. BECHTEL AND
MATTHEW G. WISMER,
c/o Rebecca A. Hobbs, Esquire,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

WOODWARD, RHODA E., dec'd.

Late of Whitemarsh Township.
Executor: R. CHRISTOPHER WOODWARD.
ATTORNEY: HARRIET R. LITZ,
3881 Skippack Pike,
Skippack, PA 19474

Second Publication

BRINKER, CHARLES J., dec'd.

Late of Borough of Norristown.
Executrix: MARY JANE GROSSENBACHER,
c/o Stephanie A. Henrick, Esquire,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671.
ATTORNEY: STEPHANIE A. HENRICK,
HIGH SWARTZ, LLP,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671

**BROWN, CALVIN E. also known as
CALVIN ELSNER BROWN, dec'd.**

Late of West Norriton Township.
Executor: DAVID A. BROWN,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

**deVARON, LORNA COOKE also known as
LORNA C. deVARON, dec'd.**

Late of Abington Township.
Executrix: CRISTINA deVARON,
c/o Karen S. Dayno, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: KAREN S. DAYNO,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

DILIBERTO, PHILIP F., dec'd.

Late of Borough of Lansdale.
Executor: PHILIP M. DILIBERTO,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

**FAZIO, JOHN ERNST also known as
JOHN FAZIO, dec'd.**

Late of Lower Moreland Township.
Executrix: CHERYL FAZIO,
356 Emerson Road,
Huntingdon Valley, PA 19006.

FOLKMAN, NORMAN, dec'd.

Late of Abington Township.
Co-Executors: DEBRA ANNE BENN,
4129 Dana Lane,
Lafayette Hill, PA 19444,
MARK J. FOLKMAN,
834 Llanfair Road,
Jenkintown, PA 19046,
LYNN A. FOLKMAN,
2401 Pennsylvania Avenue, 21A1,
Philadelphia, PA 19130.

HELLER, FRANCES, dec'd.

Late of Montgomery County, PA.
Executor: CHARLES R. SCHLEIFER,
801 N. Woodbine Avenue,
Penn Valley, PA 19072.

**HENRY, LINDA MAY also known as
LINDA M. HENRY, dec'd.**

Late of Montgomery Township.
Executrix: KIMBERLY A. HENRY,
c/o Nina B. Stryker, Esquire,
1500 Market Street West, Suite 3400,
Philadelphia, PA 19102-2101.
ATTORNEY: NINA B. STRYKER,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1500 Market Street West, Suite 3400,
Philadelphia, PA 19102-2101

JENKINS, WANDA, dec'd.

Late of Abington Township.
Administrator: STEVEN JENKINS,
c/o E. Garrett Gummer, III, Esquire,
1260 Bustleton Pike,
Feasterville, PA 19053.
ATTORNEY: E. GARRETT GUMMER, III,
GUMMER ELDER LAW,
1260 Bustleton Pike,
Feasterville, PA 19053

LAKE, MARY ALICE, dec'd.

Late of Lower Gwynedd Township.

Executor: JOHN A. LAKE,
c/o Andrew M. Logan, Esquire,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422.

ATTORNEY: ANDREW M. LOGAN,
WISLER PEARLSTINE LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422

PEARLMAN, BARRY, dec'd.

Late of Lower Merion Township.

Executor: JACLYN PEARLMAN,
c/o Barbara M. Smith, Esquire,
11 E. Airy Street,
Norristown, PA 19401.

ATTORNEY: BARBARA M. SMITH,
McTIGHE, WEISS & O'ROURKE, P.C.,
11 E. Airy Street,
Norristown, PA 19401

PINE JR., NICHOLSON L., dec'd.

Late of Skippack Township.

Executor: ROBERT D. PINE.

ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426

REILLY, CHRISTOPHER S., dec'd.

Late of Whitemarsh Township.

Administrator: STEVEN F. REILLY, ESQUIRE,
2250 Hickory Road, Suite 300,
Plymouth Meeting, PA 19462.

ATTORNEY: STEVEN F. REILLY,
2250 Hickory Road, Suite 300,
Plymouth Meeting, PA 19462

SCHLICK, LINDA J. also known as

LINDA JANE SCHLICK, dec'd.

Late of Borough of Schwenksville.
Executrix: AMANDA L. SCHLICK,
c/o Paul R. Cohen, Esquire,

1040 Stony Hill Road, Suite 150,
P.O. Box 217,
Yardley, PA 19067.

ATTORNEY: PAUL R. COHEN,
CURTIN & HEEFNER LLP,

1040 Stony Hill Road, Suite 150,
P.O. Box 217,
Yardley, PA 19067

SHEELER, PAUL W., dec'd.

Late of Upper Pottsgrove Township.

Executor: WAYNE COOPER,
c/o E. Kenneth Nyce Law Office, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512.

ATTORNEY: NICOLE C. MANLEY,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

THOMAS, LOUISE, dec'd.

Late of West Norriton Township.

Administrator: LEROY JOHNSON, JR.,
114 E. Marshall Street,
Norristown, PA 19401.

WHITE, DANIEL L., dec'd.

Late of Plymouth Township.

Executrix: KAREN SCHULZE,
1316 Bradford Road,
Oreland, PA 19075.

WILLIAMS, GEORGE G., dec'd.

Late of Lower Salford Township.

Executrix: MONIQUE M. ASMANN,
564 Theodore Cr.,
Harleysville, PA 19438.

ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

Third and Final Publication**ALEXANDER, PETER A., dec'd.**

Late of Lower Merion Township.

Executor: MARIANNE K. ANTOLINI,
7212 Wayne Avenue,
Upper Darby, PA 19082.

ATTORNEY: KENNETH C. RUSSELL,
BARATTA, RUSSELL & BARATTA,
1000 N. Providence Road,
Media, PA 19063

CARPEY, ESTELLE, dec'd.

Late of Lower Merion Township.

Executrix: JODI C. GREENSPAN,
c/o Larry Scott Auerbach, Esquire,
1000 Easton Road,
Abington, PA 19001.

ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
Abington, PA 19001

ERWIN, JOSEPH W., dec'd.

Late of Limerick Township.

Executor: GARY ERWIN.

ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

ESCHBACH, GILBERT B., dec'd.

Late of Douglass Township.

Executrix: LINDA A. MOSER,
1501 Orchard Lane,
Boyertown, PA 19512.
ATTORNEY: DAVID SCHACHTER,
1528 Walnut Street, Suite 1507,
Philadelphia, PA 19102

FUNDERWHITE, DOROTHY B. also known as

DOROTHY BARD, dec'd.

Late of Upper Providence Township.

Executrices: D.CONNOR,
235 Georgetowne Ct.,
Royersford, PA 19468,
C. FUNDERWHITE,
1845 Timber Point Lane,
Lancaster, PA 17603.

GERHART, LAURA M., dec'd.

Late of Franconia Township.

Executrix: SANDRA E. MOYER,
368 Oak Drive,
Souderton, PA 18964.

ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
BUSCHMAN & JOHNSON,
228 N. Main Street,
Souderton, PA 18964

HESSLER, BETTY M. also known as**BETTY HESSLER, dec'd.**

Late of Upper Pottsgrove Township.

Executors: CARL W. HESSLER,

182 Red Shale Drive,

Boyertown, PA 19512,

GLENN L. HESSLER,

1095 Farmington Avenue,

Pottstown, PA 19464.

ATTORNEY: EUGENE ORLANDO, JR.,

ORLANDO LAW OFFICES, P.C.,

2901 St. Lawrence Avenue, Suite 202,

Reading, PA 19606

HILL, KATHLEEN L., dec'd.

Late of Springfield Township.

Executors: DAVID J. SMITH AND

ELOISE CARMEN HILL,

c/o Jacqueline K. Rosenberger, Esquire,

One Summit Street,

Philadelphia, PA 19118.

ATTORNEY: JACQUELINE K.

ROSENBERGER,

BARBER, SHARPE & ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118

HUDSON III, FRED LENNOX, dec'd.

Late of Lower Merion Township.

Executrix: ANGELA VB HUDSON,

c/o Kim V. Heyman, Esquire,

1275 Drummers Lane, Suite 210,

Wayne, PA 19087-1571.

ATTORNEY: KIM V. HEYMAN,

GADSDEN SCHNEIDER & WOODWARD LLP,

1275 Drummers Lane, Suite 210,

Wayne, PA 19087-1571

JABLANOFSKY, VINCENT JOSEPH, dec'd.

Late of Lower Providence Township.

Executrix: FRANCINE BIONDI,

c/o Vincent M. Vangrossi, Esquire,

Vangrossi & Recchuiti,

319 Swede Street,

Norristown, PA 19401.

ATTORNEY: VINCENT M. VANGROSSI,

VANGROSSI & RECCHUITI,

319 Swede Street,

Norristown, PA 19401

KENSICKI, ROBERT J., dec'd.

Late of Borough of Norristown.

Executrix: JOAN M. HYLINSKI,

c/o Jeremy Z. Mittman, Esquire,

593 Bethlehem Pike, Suite 10,

Montgomeryville, PA 18936.

ATTORNEY: JEREMY Z. MITTMAN,

593 Bethlehem Pike, Suite 10,

Montgomeryville, PA 18936

KERR, ANNA E. also known as**ANNA KERR, dec'd.**

Late of Upper Dublin Township.

Executor: DONALD K. GATENBY,

1811 Twining Road,

Willow Grove, PA 19090.

ATTORNEY: DAVID P. GRAU,

911 N. Easton Road, P.O. Box 209,

Willow Grove, PA 19090

KOVALUSKY, SHIRLEY M. also known as**SHIRLEY KOVALUSKY, dec'd.**

Late of Franconia Township.

Executrix: JO ANN M. CONKLIN,

c/o Leon A. Mankowski, Esquire,

2624 E. Allegheny Avenue,

Philadelphia, PA 19134.

ATTORNEY: LEON A. MANKOWSKI,

2624 E. Allegheny Avenue,

Philadelphia, PA 19134

LAUDERBACK JR., GEORGE, dec'd.

Late of Lower Salford Township.

Executor: GEORGE LAUDERBACK, III,

c/o Diane H. Yazujian, Esquire,

P.O. Box 1099,

North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,

P.O. Box 1099,

North Wales, PA 19454

LAUDERBACK, MARGARET L. also known as**MARGARET LOUISE LAUDERBACK, dec'd.**

Late of Lower Salford Township.

Executor: GEORGE LAUDERBACK, III,

c/o Diane H. Yazujian, Esquire,

P.O. Box 1099,

North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,

P.O. Box 1099,

North Wales, PA 19454

LEFEBER, FRIEDA, dec'd.

Late of Lower Merion Township.

Executrix: HOPE LEFEBER,

c/o Marianna Schenk, Esquire,

One Bala Plaza, Ste. 623,

231 St. Asaphs Road,

Bala Cynwyd, PA 19004.

ATTORNEY: MARIANNA SCHENK,

BALA LAW GROUP, LLC,

One Bala Plaza, Ste. 623,

231 St. Asaphs Road,

Bala Cynwyd, PA 19004

NONANN, RITA R., dec'd.

Late of Montgomery County, PA.

Executor: THOMAS J. PERRY,

2547 S. 5th Street,

Philadelphia, PA 19148.

PAGE, LUCRETIA M. also known as**LUCRETIA MAE PAGE, dec'd.**

Late of West Norriton Township.

Executor: MATTHEW C. BOYER,

c/o Guy F. Matthews, Esquire,

300 W. State Street, Suite 300,

P.O. Box 319,

Media, PA 19063.

ATTORNEY: GUY F. MATTHEWS,

ECKELL, SPARKS, LEVY, AUERBACH, MONTE,

SLOANE, MATTHEWS & AUSLANDER, P.C.,

300 W. State Street, Suite 300,

P.O. Box 319,

Media, PA 19063

PENNIMAN, NANCY E. also known as**NANCY ELEANOR PENNIMAN, dec'd.**

Late of Upper Gwynedd Township.

Executor: KEITH B. KLAUMENZER,

c/o Matthew A. Levitsky, Esquire,

10 Sentry Parkway, Suite 200,

P.O. Box 3001,

Blue Bell, PA 19422-3001.

ATTORNEY: MATTHEW A. LEVITSKY,

FOX ROTHSCHILD LLP,

10 Sentry Parkway, Suite 200,

P.O. Box 3001,

Blue Bell, PA 19422-3001

ROTZ, MARGARET, dec'd.

Late of Upper Merion Township.
 Executor: MICHAEL ROTZ,
 908 Ford Street,
 Bridgeport, PA 19405.

SCHONBACH, DAVID HARRY, dec'd.

Late of Douglass Township.
 Administrator: CHARLES A.J. HALPIN, III,
 Land Title Bldg., Suite 1830,
 100 S. Broad Street,
 Philadelphia, PA 19110.
 ATTORNEY: CHARLES A.J. HALPIN, III,
 Land Title Bldg., Suite 1830,
 100 S. Broad Street,
 Philadelphia, PA 19110

SCOTT, JAMES W. also known as JAMES SCOTT, dec'd.

Late of Upper Dublin Township.
 Executor: JAMES W. SCOTT, JR.,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SCOTT, LEE H. also known as LEE SCOTT, dec'd.

Late of Upper Dublin Township.
 Executor: JAMES W. SCOTT, JR.,
 c/o George W. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

TAMMANY, MARY AGNES GERTRUDE, dec'd.

Late of Lafayette Hills, PA.
 Executor: THOMAS M. TAMMANY,
 185 Carnoustie Way,
 Media, PA 19063.

TERZOPOLOS, KAREN LEE also known as KAREN L. TERZOPOLOS, dec'd.

Late of Upper Hanover Township.
 Co-Executrices: NICOLE E. INKPEN AND
 HALLIE M. TERZOPOLOS,
 c/o Norris McLaughlin, P.A.,
 570 Main Street,
 Pennsburg, PA 18073.
 ATTORNEY: MICHELLE M. FORSELL,
 NORRIS McLAUGHLIN & MARCUS, P.A.,
 570 Main Street,
 Pennsburg, PA 18073

WHITBY, KATHRYN F. also known as KATHRYN F. READING and KATHRYN F. LANG, dec'd.

Late of Lower Providence Township.
 Executor: JOHN READING, III,
 2217 Buckingham Drive,
 Warrington, PA 18976.
 ATTORNEY: DAVID A. JASKOWIAK,
 815 Greenwood Avenue, Suite 14,
 Jenkintown, PA 19046,
 215-886-7720

WILKES, MARGERY J., dec'd.

Late of Upper Moreland Township.
 Executrix: LINDA A. HESSLER,
 c/o Robert A. Bacine, Esquire,
 Friedman, Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: ROBERT A. BACINE,
 FRIEDMAN, SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

ZAPPACOSTA, MARIA, dec'd.

Late of Upper Dublin Township.
 Executrix: LAURA Z. LASKIN,
 1436 Catlin Way,
 Dresher, PA 19025.
 ATTORNEY: DEBORAH MILLER,
 650 Sentry Parkway, Suite 1,
 Blue Bell, PA 19422

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

Brookie's Boutique with its principal place of business at 168 Knoll Drive, Collegeville, PA 19426.

The name and address of the person owning or interested in said business is: Kristen Pavillard, 168 Knoll Drive, Collegeville, PA 19426.

The application was filed on November 21, 2018.

City Line Dentistry with its principal place of business at 555 E. City Avenue, Suite 100, Bala Cynwyd, PA 19004.

The name and address of the entity owning or interested in said business is: Jeffrey W. Goldfine DDS, LLC, 230 Hamilton Road, Merion Station, PA 19066.

The application was filed on November 15, 2018.

Fire On Ice Performance Training with its principal place of business at 1517 New Hope Street, Norristown, PA 19401.

The name and address of the person owning or interested in said business is: Michael Riccioli, 1517 New Hope Street, Norristown, PA 19401.

The application was filed on November 21, 2018.

Further Stained Glass with its principal place of business at 413 Fitzwatertown Road, Willow Grove, PA 19090.

The name and address of the person owning or interested in said business is: Andrew Meoli, 413 Fitzwatertown Road, Willow Grove, PA 19090.

The application was filed on November 2, 2018.

RE OT with its principal place of business at 1 Danbridge Drive, Horsham, PA 19044.

The name and address of the person owning or interested in said business is: Rachel Engelhardt, 1 Danbridge Drive, Horsham, PA 19044.

The application was filed on November 13, 2018.

Website Writer with its principal place of business at 34 Estate Road, Boyertown, PA 19512.

The name and address of the person owning or interested in said business is: Linda Bandura, 34 Estate Road, Boyertown, PA 19512.

The application was filed on September 17, 2018.

FOREIGN WITHDRAWAL

NOTICE IS HEREBY GIVEN that **The Burchfield Group, Inc.**, a foreign business corporation incorporated under the laws of the State of Minnesota, received a Certificate of Authority/Foreign Registration in Pennsylvania on August 10, 2017, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: c/o Registered Agents Inc. and the last registered office shall be deemed for venue and official publication purposes to be located in Montgomery County, Pennsylvania.

MISCELLANEOUS

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated November 14, 2018, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 14, 2018 for Compliance Group 1.

Byerley, Nicole Jane

Salter, Dianne S.

Switkay, Howard W.

Suzanne E. Price

Attorney Registrar

The Disciplinary Board of the
Supreme Court of Pennsylvania

TRUST NOTICES

First Publication

RICHARD G. KOVACH REVOCABLE TRUST

Notice is hereby given of the death of Richard G. Kovach, late of Lower Pottsgrove Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Richard G. Kovach Revocable Trust, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees named below:

Trustee: Julia M. Klinger
1674 Farmington Avenue
Pottstown, PA 19464

Trustee's Attorney: Jeffrey C. Karver
Boyd & Karver, PC
7 E. Philadelphia Avenue, Ste. 1
Boyertown, PA 19512

Second Publication

ANTHONY ANGELO REVOCABLE TRUST DATED AUGUST 14, 1992 AS AMENDED AND RESTATED NOVEMBER 23, 2010

Notice is hereby given of the death of Anthony Angelo late of Whitpain Twp., Montgomery County, PA. All persons having claims or demands against said decedent or the Anthony Angelo Revocable Trust dated August 14, 1992, as Amended and Restated November 23, 2010, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees named below:

Trustees: Nora A. Schwartz and Nicholas A. Angelo,
c/o Robert A. Bacine, Esq.
Friedman, Schuman, PC
101 Greenwood Ave., Fifth Floor
Jenkintown, PA 19046

Or to their attorneys: Friedman, Schuman, PC
101 Greenwood Ave., Fifth Floor
Jenkintown, PA 19046

THE DeMARS FAMILY TRUST

U/T/A/ JANUARY 29, 2007

SETTLOR: THELMA D. DeMARS, DECEASED
Towamencin Township, Montgomery County,
Pennsylvania

NOTICE IS HEREBY GIVEN of the existence of the Trust of the deceased Settlor set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said Trust are requested to make known the same, and all persons indebted to said Trust are requested to make immediate payment without delay to the Trustee or his, her or their attorney as set forth below:

Trustee: Teri DeMars Lear
c/o 21 W. Front Street, P.O. Box 1970
Media, PA 19063

Trustee's Attorney: D. Selaine Keaton
21 W. Front Street, P.O. Box 1970
Media, PA 19063

Third and Final Publication

THE MARGARET A. MANSFIELD LIVING TRUST DTD. 3/21/2002 AS AMENDED

Margaret A. Mansfield, Deceased
Late of Lower Providence Twp.,
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Kevin T. Mansfield
c/o Marianna F. Schenk, Esq.
One Bala Plaza, Ste. 623
231 St. Asaphs Rd.
Bala Cynwyd, PA 19004

Or to his Atty.: Marianna F. Schenk
Bala Law Group, LLC
One Bala Plaza, Ste. 623
231 St. Asaphs Rd.
Bala Cynwyd, PA 19004

EXECUTIONS ISSUED
Week Ending December 19, 2018**The Defendant's Name Appears
First in Capital Letters**

9DOTS MANAGEMENT CORP, LLC: BRANCH BANKING & TRUST CO, GRNSH. - Commissioner Of Taxation And Finance; 201816550; \$9,591.06.
 ALEXAKI, SCOTT: SCOTT - Deutsche Bank National Trust Company, et al.; 201305620; \$776,040.03.
 BAILEY, CYNTHIA: THOMAS: BRIAN, ET AL. - Wells Fargo Bank Na; 201619186.
 BANNER ASSOCIATES, INC.: BB&T BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201560192; \$11,486.79.
 BARNES, BRENDA - Jpmorgan Chase Bank National Association; 201822871; \$74,950.49.
 DEVON MEDICAL, INC. - R&R Transport, Inc.; 201800962.
 DEVOS, DENNIS: ERIE INSURANCE, GRNSH. - Chubb National Insurance, et al.; 201812949.
 DOFLMAN, DOUGLAS: WELLS FARGO, GRNSH. - Tbf Financial, LLC; 201723944.
 EDWARDS, CALVIN: CALVIN - Us Bank Na Successor Trustee To Bank Of America Et Al; 201502659.
 FETICK, LISA: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC; 201301151; \$26,441.26.
 GARYBUSH, MICHAEL: KIEL, PAULA - Statebridge Company, LLC; 201710093; ORDER/IN REM/137,670.32.
 GIBBONS, DENISE: JOSEPH - New Penn Financial, LLC, et al.; 201807977.
 JOHNSON, BETTY - Hsbc Bank Usa Na; 201819708.
 KINTNER, WANDA: WELLS FARGO BANK, GRNSH. - Discover Bank; 201726111.
 LAFORTE, LISA - Michael G Kessler And Associates Ltd; 201828377; \$28,440.36.
 MILE HIGH STEAK AND SEAFOOD, LLC: KIRKPATRICK, KENNETH - Gadaletos Seafood Market, Inc.; 201828914; \$42,793.56.
 MILLER, MARSHA: TD BANK, GRNSH. - Discover Bank; 201804337; \$4,630.40.
 MORINIELLO, NATALIE: PNC BANK, GRNSH. - Midland Funding, LLC; 201818424; \$4,653.03.
 NIEVES, JORGE - Jpmorgan Chase Bank National Association; 201820441; \$239,116.18.
 OLENICK, VANESSA: TD BANK, GRNSH. - Carroll Pagano & Associates, P.C.; 201819763; \$2,942.24.
 POWERS, CINDY: SPERANZA, KAREN: JOSEPH: PNC BANK, GRNSH., ET AL. - Capital One National Association, et al.; 201512485; \$896,846.57.
 PROVIDENCE STEEL CO, INC.: PNC BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201763080; \$9,114.01.
 STAYTON, ELISABETE: ELISABETE - Wells Fargo Bank Na; 201321738; \$253,613.51.
 TETER, TARYN: BRITTANY - Pennsylvania Housing Finance Agency; 201825635; \$109,720.47.
 THE CUTLER GROUP, INC.: 550 PARSONAGE LANE, LLC: CUTLER, DAVID, ET AL. - Wells Fargo Bank Na; 201820785; ORDER/STRICKEN.

ULTIMATE SPORTS CO: RIGHT GARD CORP: FNB CORPORATION, GRNSH. - Reubes Plastics Co, Inc., et al.; 200708061; WRIT/EXEC.
 VOLPE EXPRESS, INC.: SANTANDER BANK, GRNSH. - Tricounty Industrial, Inc.; 201825577.
 WATSON, WILLIAM: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC; 201313720; \$5,819.87.
 WOODS, NICHOLAS - Home Point Financial Corporation; 201819946; \$143,959.38.

JUDGMENTS AND LIENS ENTERED
Week Ending December 19, 2018**The Defendant's Name Appears
First in Capital Letters**

21 HARDING - MSR LLC: MAIN STREET HOME BUYERS LLC: MAIN STREET RENTAL PROPERTIES LLC, ET.AL. - Bryn Mawr Trust Company; 201829031; Complaint In Confession of Judgment; \$482,910.85.
 DROST, CHRISTOPHER - Crown Asset Management Llc; 201829120; Judgment fr. District Justice; \$2654.08.
 FLANNERY, ROSE - Discover Bank; 201829121; Judgment fr. District Justice; \$2597.50.
 GC 2016-MSRP LLC: MAIN STREET HOME BUYERS LLC: MAIN STREET RENTAL PROPERTIES, ET.AL. - Bryn Mawr Trust Company; 201829019; Complaint In Confession of Judgment; \$825,083.14.
 GC 6-16 MSRP LLC: MAIN STREET HOME BUYERS LLC: MAIN STREET RENTAL PROPERTIES LLC, ET.AL. - Bryn Mawr Trust Company; 201829096; Complaint In Confession of Judgment; \$1,370,890.99.
 HENDERSON, AVERY - Midland Funding Llc; 201829124; Judgment fr. District Justice; \$1170.16.
 INTERMASTER INC - 1350 Welsh Partners Llc; 201829103; Complaint In Confession of Judgment Mone; \$324,149.96.
 JANTON, JOSEPH - Lvnv Funding Llc; 201829126; Judgment fr. District Justice; \$1011.71.
 LOUX, PAUL - Midland Funding Llc; 201829119; Judgment fr. District Justice; \$902.13.
CHELTENHAM TWP. SCHOOL DIST. - entered municipal claims against:
 Harold E & Muriel Y Banks Revocable Living Trust; 201827236; \$7,866.08.
MUNICIPALITY OF NORRISTOWN - entered municipal claims against:
 Holmes, Cheryl; 201829027; \$627.82.
POTTS GROVE SCHOOL DIST. - entered municipal claims against:
 George, Ann; 201829050; \$1856.10.
POTTSTOWN BORO. AUTH. - entered municipal claims against:
 5 1/2 Star Investment Group Llc; 201829069; \$671.01.
 Johnson, James; 201829064; \$615.75.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Fernandez, Jose: Johana; 201829068; \$2674.34.
Russell, Glen: Gary; 201829070; \$10100.39.
Wentzel, Cornelius; 201829067; \$2983.88.

**SOUDERTON BORO. -
entered municipal claims against:**

Gibson, Jeffrey; 201829071; \$774.28.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Unami Creek Trust; 201871086; \$442770.65.

**UPPER MORELAND TWP./HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Applegate, Donna; 201829058; \$323.35.
Downing, William; 201829059; \$258.86.
Gallagher, Adrienne; 201829060; \$383.37.
Segal, Helene; 201829066; \$291.70.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Grayske, Joseph: Kathleen; 201829061; \$4730.74.
Grayske, Joseph: Kathleen; 201829063; \$4604.78.

LETTERS OF ADMINISTRATION

Granted Week Ending December 19, 2018

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BASKIN, LUTHER L. - East Norriton Township;
Yost, Danielle, 114 Colonial Drive
Norristown, PA 19401.
BASTIAN, SAMUEL C. III - Abington Township;
Bastian, Thomas J., 34407 Spring Brook Avenue
Lewes, DE 19958.
BLASTIC, RAYMOND M. - Horsham Township;
Blastic, Raymond M., 523 Cornell Drive
Warrington, PA 18976.
BOTTORF, ROBERT D., JR. - North Wales Borough;
Parkes, Antoinette, 216 Hemlock Drive
North Wales, PA 19454.
BROOKS, KENDRA L. - Lower Frederick Township;
Brooks, Robert R., 3 Meadow Lane
Perkiomenville, PA 18074.
COLLACHI, ALBERT D. - West Pottsgrove Township;
Collachi, Adam G., 1082 Lincoln Court
Warrington, PA 18976.
DUFNER, KATHRYN P. - Plymouth Township;
Dufner, David J., 22471 E Pecan Lane
Queen Creek, AZ 85142.
GIVEN, DAVID C. - Plymouth Township;
Given, Marisa, 423 Penn Road
Plymouth Meeting, PA 19462.
GURMANKIN, ROBIN - Upper Moreland Township;
Neneman, Natalia G., 6125 Nw 68Th Avenue Road
Ocala, FL 34482.
IRWIN, GUY H. - Springfield Township; Irwin, Gail H.,
504 Bradford Road Oreland, PA 19075.
JOYCE, JOSEPH D. - Abington Township;
Joyce, Julia M., 2225 Oakdale Avenue
Glenside, PA 19038.

KRAUSE, THOMAS V., JR. - Abington Township;
Krause, Maryann, 2220 Woodland Road
Roslyn, PA 19001.

LAWDER, JOHN L., SR. - Lower Providence Township;
Lawder, John L., Jr., 211 Springhaven Circle
Royersford, PA 19468; Lawder, Margaret C.,
200 West Elm Street Conshohocken, PA 19428;
Lawder, William F., 6 East Second Street
Pottstown, PA 19464.

LAWLESS, JOSEPH F., JR. - Lower Merion Township;
Galia, Margaret M., Po Box 294
Montgomeryville, PA 18936.

MCCAIN, TYNNETTA O. - Cheltenham Township;
Dukes, Yvette M., 14 Country Drive
Sanatoga, PA 19464.

MCCONNELL, ROBERT C. - Whitmarsh Township;
Mcconnell, Robert C., Jr., 1698 Thayer Drive
Blue Bell, PA 19422.

O'BRIEN, DEAN P. - New Hanover Township;
Obrien, Anastasia K., 2499 Wagner Road
Gilbertsville, PA 19525.

OUELLETTE, MARYANN D. - Lockbaum, Dorothy,
515 Daniels Court Bear, DE 19701.

PUZAS, WILLIAM M., JR. - Springfield Township;
Halverson, Sandra, 952 South Trooper Road
Norristown, PA 19403.

REILLY, CHRISTOPHER S. - Whitmarsh Township;
Reilly, Steven F., 29 Laurence Place
Plymouth Meeting, PA 19462.

ROMA, FRANK L., JR. - Whitpain Township;
Roma, Frank L. Iii, 2129 Woodlawn Avenue
Glenside, PA 19038.

SANTIAGO, JOSE - Pottstown Borough; Lane,
Tyler, 113 Manor Road Paoli, PA 19301.

SCHAFER, DELOIS - Abington Township;
Hyman, Kairi S., 1946 Coolidge Avenue
Willow Grove, PA 19090.

SUITS BROUGHT

Week Ending December 19, 2018

**The Defendant's Name Appears
First in Capital Letters**

ARENAS, RAMIRO - Erie Insurance Exchange;
201829047; Petition to Appeal Nunc Pro Tunc.
ARGENTO, AMY - Portfolio Recovery Associates Llc;
201829002; Civil Action; Polas, Robert N., Jr.
ARNO, BARRY: ELLEN - Neuman, Chadd;
201828970; Petition to Appeal Nunc Pro Tunc;
Howland, John R.
BERNSTEIN, CAROLYN - Portfolio Recovery
Associates Llc; 201829006; Civil Action;
Polas, Robert N., Jr.
BRADLEY, WILLIAM - Portfolio Recovery
Associates Llc; 201829009; Civil Action;
Polas, Robert N., Jr.
CARSON, NICOLE - Portfolio Recovery Associates Llc;
201829011; Civil Action; Polas, Robert N., Jr.
CORTES MARTINEZ, ALEJANDRO -
Jimenez, Felipa; 201828833; Complaint for
Custody/Visitation; Negron-Bennett, Luz.
DIEP, TUONG - Xie, Minjun; 201828553;
Complaint for Custody/Visitation.
ENDLICH, CHRISTINE: CHRISTINE -
Jpmorgan Chase Bank National Association;
201829055; Complaint In Mortgage Foreclosure;
Bates, Kenya.

FLAHERTY, LISA - Casper, Lloyd; 201828624;
Complaint for Custody/Visitation; Edwards, Jason.
GARBER, DONNA - Philadlphia Korean
Methodist Church; 201829104; Defendants
Appeal from District Justice.
HOBE, CHARLES - Hobe, Margaret; 201829125;
Complaint Divorce; Michener, Ian J.
HOPWOOD, MARK - Bilella-Hopwood, Kimberly;
201829099; Complaint Divorce; Chase, Albert L.
HUB TIRE AUTO SALES INC: BAUMAN, TIMOTHY;
DILEO, FREDERICK, ET.AL. - Ferguson, Valarie;
201829036; Civil Action; Destefano, David R.
HUDAK, AMANDA - Ferraro, Nicholas; 201829062;
Complaint for Custody/Visitation.
JOHNSON, MARIJEAN - Bank Of America Na;
201829097; Complaint In Mortgage Foreclosure;
Brunner, Abigail.
JUNG, RA: G - Wells Fargo Bank Na; 201829093;
Complaint In Mortgage Foreclosure; Wapner, Peter.
MCCOLLUM, ANDREW - Pellicciotti, Samantha;
201828872; Complaint for Custody/Visitation.
MONTGOMERY COUNTY BOARD OF ASSESSMENT
APPEALS - Zs Cheltenham Investor Llc; 201828952;
Appeal from Board of Assessment;
Tannenbaum, Paul.
MORGAN, MAUREEN - Wells Fargo Bank Na;
201829092; Complaint In Mortgage Foreclosure;
Wapner, Peter.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Xie, Qiren; 201828999;
Appeal from Suspension/Registration/Insp;
Beck, Basil D. Iii.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Cho, Jaeyoung; 201829045;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - English, Tracy; 201829105;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Lowry, Brian; 201829030;
Appeal from Suspension/Registration/Insp;
Hoy, Richard W.
REEB, SARAH - Harper, Peter; 201828788;
Complaint for Custody/Visitation;
Bagnato, Christopher F.
REID, BRYANT - Lonan, Yvette; 201829102;
Defendants Appeal from District Justice.
RODRIGUEZ, JOSE - Gowe, Roland; 201829033;
Civil Action; Thomas, Leno P.
SMITH, SAMUEL - Kolva, Amy; 201829107;
Complaint for Custody/Visitation.
WATKINS, STEVEN - Watkins, Kerri; 201829100;
Complaint Divorce.
YORGEY, ERIN: LILICK, CARMEN - Yorgey, Sandra;
201829037; Complaint for Custody/Visitation.
YORGEY, ERIN: LONG, KEVIN - Yorgey, Sandra;
201829038; Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending December 19, 2018

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

BEZAHLER, YVETTE L. - Cheltenham Township;
Bezahler, Max, 658 W Johnson Street
Philadelphia, PA 19144.
BROWN, CALVIN E. - West Norriton Township;
Brown, David A., 325 Main Street
Green Lane, PA 18054.
CARPEY, ESTELLE - Lower Merion Township;
Greenspan, Jodi C., 2101 Market Street
Philadelphia, PA 19103.
CARVALE, ELSIE E. - North Wales Borough;
Goccia, Robert D., Jr., 139 Rocktown -
Lambertville Road Lambertville, NJ 08530.
CRAMER, HILMA - Montgomery Township;
Cramer, Laurence M., 134 Plymouth Road
Plymouth Meeting, PA 19462.
DENNIS, SAMUEL E. - Lower Merion Township;
Dennis, Ellen, 121 Gates Avenue
Brooklyn, NY 11238; Dennis, Judith,
121 Gates Avenue Brooklyn, NY 11238;
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DETERLINE, NELLIE L. - Lower Salford Township;
Detterline, Donald R., 5106 Coral Reef Drive
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Devaron, Cristina, 7 West 96Th Street
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DILIBERTO, PHILIP F. - Lansdale Borough;
Diliberto, Philip M., 965 West 3Rd Street
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Donovan, Carolyn, 665 Serrill Drive
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ESHER, ELIZABETH P. - Lower Salford Township;
Sisson, Albert M., 444 Churchill Court
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GREGORY, ARTHUR - Upper Gwynedd Township;
Maniaci, Joseph G., 121 Kitty Hawk Road
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HARPER, SUSAN M. - West Norriton Township;
Harper, Gerald J., Jr., 142 Lisa Drive Paoli, PA 19301.
HECKMAN, DAVID L. - Lower Providence Township;
Heckman, David L., Jr., 390 Dundee Drive
Blue Bell, PA 19422.
HENTSCHEL, ROBERT J. - Worcester Township;
Barnett, Alexandra, 350 Byers Road
Chester Springs, PA 19425; Mince, Elizabeth,
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HEYSER, HOWARD D. - West Norriton Township;
Heyser, William E., 1107 Stonybrook Drive
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KOLMAN, BERNARD - Lower Merion Township;
Kolman, Judith S., 342 Merion Road
Merion Station, PA 19066.
KURTZ, HELEN M. - Lower Pottsgrove Township;
Mest, Janice A., 4004 Pickering Dam Road
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LEVIN, DORIS - Lower Merion Township; Levin, Allan, 1758 Johnson Road Ne Atlanta, GA 30306; Levin, Jay M., 240 Old Lancaster Road Merion Station, PA 19066.

MAGERMAN, SYLVIA J. - Cheltenham Township; Magerman, Michael J., 8310 Cedar Road Elkins Park, PA 19027; Magerman, William H., 265 Doney Drive Palmerton, PA 18071.

MATURA, WILLIAM S., JR. - Lower Merion Township; Matura, Suzanne, 231 Meeting House Lane Merion Station, OR 19066.

MCCONNELL, ROY F. - Upper Dublin Township; McConnell, James, 115 Dale Road Willow Grove, PA 19090.

MCLAUGHLIN, MARY T. - Lower Merion Township; Melton, Michael A., 425 Featherbed Lane Glen Mills, PA 19342; Mora, Margaret Z., 418 Holly Lane Wynnewood, PA 19096.

MUNDIE, MARGARET J. - Lower Providence Township; Dalba, Karen, 376 Bair Road Berwyn, PA 19312.

NICKEL, HELEN - Towamencin Township; Nickel, Richard, 106 Geary Wolfe Road Pine Grove, PA 17963; Nickel, Ronald, 131 Central Ave Souderton, PA 18964.

OUELLETTE, ALBERT J., JR. - Douglass Township; Ouellette, David T., 847 South Main Street Wilkes Barre, PA 18702.

RAYL, ELSIE MARIANNE - Lower Providence Township; Lewis, Karen J., 861 North Woodstock Street Philadelphia, PA 19130.

ROSCIOLI, PHILOMENA M. - Whitmarsh Township; Hills, Patricia J., 142 Station Dr North Wales, PA 19454; Moore, Joanne T., 135 Maple Ave Willow Grove, PA 19090.

ROSENTHAL, CHARLOTTE G. - Cheltenham Township; Hopfan, Susan, 941 Woodcrest Road Abington, PA 19001; Rosenthal, Edward, 605 South 20Th Street Phila, PA 19146.

RUTTER, MAURICE W. III - Upper Merion Township; Kubicki, Denise, 104 Valley Lane Norristown, PA 19403.

SCHLICK, LINDA J. - Schwenksville Borough; Schlick, Amanda L., 130 Third Street Schwenksville, PA 19473.

SCHOENFELLINGER, ROBERT J. - Upper Dublin Township; Burke, Crystal P., 925 Drexel Ave Dresher, PA 19025.

SCHUSTERMAN, LINDA K. - Worcester Township; Fraske, Richard, 1520 Valley Forge Rd Collegeville, PA 19426-1440.

SOMERSON, IRA S. - Upper Gwynedd Township; Somerson, Beverly L., 122 Mahogany Way Lansdale, PA 19446.

SONTAG, DONALD F., SR. - Lower Providence Township; Sack, Nelson J., 221 N Olive Street Media, PA 19063.

SUSSMAN, STEPHEN C. - Cheltenham Township; Sussman, Sima E., 414 Linden Drive Elkins Park, PA 19027.

SYWULAK, ANNA D. - Cheltenham Township; Mannino, Andrea S., 118 Fairway Drive Warminster, PA 18974; Sywulak, Maria A., 112 Dewey Road Cheltenham, PA 19012.

TOBEY, NANCY M. - Lower Providence Township; Tobey, Raymond E., Shannondell Norristown, PA 19403.

WATERS, MARGARET M. - Lower Merion Township; Melton, Michael A., 425 Featherbed Lane Glen Mills, PA 19342; Mora, Margaret Z., 418 Holly Lane Wynnewood, PA 19096.

WATTON, LINDSAY F., JR. - Springfield Township; Bowman, Thomas, 162 South Easton Road Glenside, PA 19038.

WEISER, ROBERT - Abington Township; Weiser, Jay, 207 South Lincoln Avenue Cherry Hill, NJ 08002.

WESTHOFF, JOSEPH J. - Upper Moreland Township; Westhoff, Flora J., 1979 Terwood Road Huntingdon Valley, PA 19006; Westhoff, Joseph A., 1 Vermeer Court Langhorne, PA 19047.

WISMER, JANE T. - Trappe Borough; Bechtel, Julie W., 250 E 3Rd Ave Trappe, PA 19426; Wismer, Matthew G., 96 E 3Rd Ave Trappe, PA 19426.

WOODWARD, RHODA E. - Whitmarsh Township; Woodward, R. C., 1520 Sumneytown Pike Harleysville, PA 19438.

YOUNGER, SHARON B. - Abington Township; Wallace, James T., 108 Green Tree Tavern Road North Wales, PA 19454.

RETURN DAY LIST

January 14, 2019
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Bailey v. Royersford Innkeepers, Inc. - Defendant, Latitude Hotels Group Royersford, L.P., Royersford Innkeepers, Inc.'s Motion to Compel Deposition of Angela Bailey (Seq. 60 D) - **P. Kahn - R. Pugh - C. Adams.**
2. Ballantine v. Martin - Defendant's Motion to Remand to Arbitration (Seq. 22) - **J. Baldassari - L. Glynn.**
3. Banaszewski v. Corbo Landscaping Corporation - Plaintiff's Petition for Leave to File an Amended Complaint (Seq. 53) - **R. Mongeluzzi - K. Sykes.**
4. Barron v. Garcia - Plaintiff's Motion to Compel Deposition for Defendant, Betty Huff (Seq. 22 D) - **R. Kaplan - C. Fahnstock.**
5. Basciano v. United Healthcare Services, Inc. - Plaintiff's Motion for Protective Order (Seq. 20 D) - **J. Mayers - B. Seaman.**
6. Beneficial Bank Successor Conestoga Bank v. BLR Associates, LTD - Defendant's Petition to Open and/or Strike Confessed Judgment (Seq. 14) - **P. Berger - K. Clemm.**
7. Beneficial Bank Successor to Conestoga Bank v. BLR Associates, LTD - Defendant's Petition to Open and/or Strike Confessed Judgment (Seq. 15) - **P. Berger - K. Clemm.**
8. Black v. Nesbitt - Plaintiff's Motion to Overrule Objections and Compel Production of Documents (Seq. 14 D) - **J. Orchinik - B. Welsh.**

9. *Blane v. Frantz* - Defendant's Motion to Compel Plaintiff's Attendance at an IME (Seq. 25 D) - **D. Sodano - K. May.**
10. *Brennan v. Abington Memorial Hospital* - Plaintiff's Motion to Compel Stacy Hagen, RN and Stacey Lexow, M.D. to Appear for Deposition (Seq. 29 D) - **L. Jubb - B. Post.**
11. *Broadbuss v. Luther Woods Nursing & Rehabilitation Center* - Plaintiff's Motion to Compel Deposition of Defendant (Seq. 23 D) - **C. Trobman - D. Bateman.**
12. *Brooks v. Johnson* - Defendant's Motion to Compel Plaintiff's Answer to Discovery Requests (Seq. 13 D) - **C. Campbell - M. Lyon.**
13. *Brown v. Zauderer* - Defendant's Motion to Compel Responses to Discovery and Production of Documents (Seq. 11 D) - **C. Campbell - K. Sykes.**
14. *Buchert Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
15. *Buchert Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
16. *Buchert Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
17. *Buchert Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 10) - **J. Diamico - S. Magee.**
18. *Buchert Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
19. *Buchert Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
20. *Carney v. Allstate Insurance Company* - Defendant's Motion to Compel Discovery (Seq. 7 D) - **M. Strauss - K. Frascella.**
21. *Carson v. Grandview Hospital* - Defendant, Grand View Hospital's Motion to Compel Third Party Defendants, Interstate Building Maintenance Corporation's Discovery (Seq. 55 D) - **E. Chacker - J. Hoynoski.**
22. *Carson v. Grandview Hospital* - Defendant, Grand View Hospital's Motion to Compel Plaintiff's Answers to August 30, 2018 Written Discovery (Seq. 61 D) - **E. Chacker - J. Hoynoski.**
23. *Carson v. Grandview Hospital* - Defendant, Grand View Hospital's Motion to Compel Defendant, MRA Realty, Inc.'s Answers to Discovery (Seq. 58 D) - **E. Chacker - J. Hoynoski.**
24. *Celani v. State Farm Mutual Automobile Insurance Company* - Defendant's Motion to Compel Reimbursement of Late Cancellation and No Show Fee of Gerald Cook, Phyd. (Seq. 29) - **M. Simon - T. Winicov.**
25. *Cirillo v. Sullivan* - Plaintiff's Motion to Compel Discovery (Seq. 16 D) - **R. Gelinas - J. Oprysko.**
26. *Citizens Bank of Pennsylvania v. Kerry M. Butterworth d/b/a Exton Insurance Associates* - Plaintiff's Motion to Deem Requests for Admission to be Admitted and to Compel Discovery (Seq. 5 D) - **R. Woodman.**
27. *Conacher v. Service Access & Management, Inc.* - Plaintiff's Motion to Overrule Objections and Compel Answers of Defendant from July 14th, 2017 (Seq. 19 D) - **B. Mayerson - M. Kvetan.**
28. *Cox v. Ruby Tuesday, Inc.* - Defendant, Ruby Tuesday, Inc.'s Motion to Compel Plaintiff's More Specific Responses to Request for Production of Documents (Seq. 23 D) - **S. Cullen - D. Callahan - A. Aderinto.**
29. *Ditech Financial, LLC v. DiSandro* - Plaintiff's Motion to Reassess Damages (Seq. 40) - **P. Wapner.**
30. *Donegal Mutual Insurance Company v. Maxwell House Painting, LLC* - Plaintiff's Motion to Compel Answers to Discovery (Seq. 10 D) - **M. Lessa - K. Cohen.**
31. *Dorazio v. Lehman* - Plaintiff's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 12 D) - **D. Schreiber - K. Peck.**
32. *Drexel University v. Kwako* - Plaintiff's Motion to Reassess Damages (Seq. 41) - **J. Watson.**
33. *Drossner v. Fackler* - Defendant's Motion to Compel Discovery (Seq. 39 D) - **B. Pancio - B. Welsh.**
34. *Erie Insurance Group v. Stahlnecker* - Plaintiff's Motion to Reassess Damages (Seq. 8) - **J. Watson.**
35. *Gervais v. Sorenson* - Plaintiff's Motion to Compel Responses to Interrogatories and Production of Documents (Seq. 27 D) - **D. Jacqueline - K. Thompson.**
36. *Grimes v. Lower Merion Township* - Plaintiff's Motion to Compel and for Money Sanctions (Seq. 48-D) - **J. McEldrew - G. Knoell, III - P. Grego.**
37. *Idahosuperspod, LLC v. Zhan Paulovich, LLC* - Defendant's Motion to Quash Subpoena (Seq. 20 D) - **M. Willner - J. Benson.**
38. *Idahosuperspod, LLC v. Zhan Paulovich, LLC* - Defendant's Motion to Overrule Objections to Request for Documents and to Compel Responses (Seq. 21 D) - **M. Willner - J. Benson.**
39. *Jaroszewicz v. 1800gotjunk* - Defendant, Buxton Enterprises, LLC's Motion to Consolidate (Seq. 18) - **A. Sager - M. Galbraith.**
40. *Kinsey v. Ciuffetelli* - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 26 D) - **W. Averona - I. Kingsley.**
41. *Landers v. Greene* - Defendant, Greene, M.D. and Abington Orthopaedic Specialist, P.C.'s Motion to Compel Plaintiff's Reports (Seq. 92 D) - **E. Galang - K. Thompson - K. Clark.**
42. *Leavy v. Schlichter* - Plaintiff's Motion to Quash Subpoena to Produce Documents or Things for Discovery and Protective order (Seq. 23 D) - **R. Miller - Y. Cooper.**
43. *Littlejohn v. RV OP 1, L.P.* - Defendant's Motion for Leave of Court to Amend New Matter (Seq. 30) - **C. Schleifer - P. Turenne.**
44. *Lucbke v. Rivas* - Plaintiff's Petition for Issuance of Records Subpoena Signed by Court (Seq. 25) - **E. Phillips - E. Sutton - A. Lynam.**
45. *McClain v. Gary Krout and Son Plumbing and Heating, LLC* - Defendant's Motion for Leave to File Joinder Complaint (Seq. 29) - **J. Knepp - J. McHale - J. Mayers.**
46. *McClain v. Gary Krout and Son Plumbing and Heating, LLC* - Defendant's Motion to Compel More Specific Responses to Answers to Interrogatories (Seq. 32 D) - **J. Knepp - J. McHale - J. Mayers.**

47. *Miree v. Kohlbrenner* - Defendant's Motion to Compel Plaintiff's Answers to Discovery Request (Seq. 8 D) - **L. Flynn - W. Holland.**
48. *Money Source, Inc. v. Jarrett* - Plaintiff's Motion to Reassess Damages (Seq. 10) - **K. Bates.**
49. *Montgomery Court Realty Company, L.P. v. Cheltenham Township* - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Request for Production of Documents (Seq. 47 D) - **M. Yanoff - R. Jennings.**
50. *Moore v. Willow Inn, Inc.* - Defendant, JMK Property Services, LLC's Motion to Compel Co-Defendant, Willow Inn, Inc.'s Written Discovery Responses (Seq. 19 D) - **G. Goebert - P. Lamb - M. Riley.**
51. *Moore v. Willow Inn, Inc.* - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 21) - **G. Goebert - P. Lamb - M. Riley.**
52. *Moore v. Willow Inn, Inc.* - Plaintiff's Motion to Compel Defendant's Written Discovery (Seq. 22 D) - **G. Goebert - P. Lamb - M. Riley.**
53. *Moore v. Willow Inn, Inc.* - Plaintiff's Motion to Compel Entry Upon Property of Defendants (Seq. 23 D) - **G. Goebert - P. Lamb - M. Riley.**
54. *Morrell v. Ron Lewis Associates* - Defendant's Motion to Strike Certificates of Merit (Seq. 72) - **S. Utke - J. Goldberg.**
55. *Morrison v. Foutty* - Plaintiff's Motion to Consolidate (Seq. 2) - **M. Simon.**
56. *Munits v. Dudhat* - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 9 D) - **S. Fishman - A. Zabicki.**
57. *Murray v. C&M Redevelopment Company* - Defendant's Motion to Compel the Appearance of Plaintiff at Deposition (Seq. 31 D) - **M. Greenfield - T. Chapin.**
58. *Myr v. Merion Mercy Academy* - Plaintiff's Motion to Compel Defendant's Discovery (Seq. 4 D) - **B. Wall - E. Schwabenland.**
59. *Nees v. Springhouse Farms, Inc.* - Plaintiff's Motion to Compel Deposition of Peter Guidi (Seq. 74 D) - **J. Horn - M. Parisi.**
60. *Nicotera v. Schukraft* - Defendant's Motion to Compel Plaintiffs Responses to Discovery Requests (Seq. 10 D) - **J. Zimmerman - B. Hoffer.**
61. *North Penn Towns, L.P. v. Concert Golf Partners, LLC* - Plaintiff's Motion to Compel Discovery from Defendants (Seq. 245 D) - **E. Kang.**
62. *Pavilion Land Acquisition General, LLC v. Elton & Thompson, P.C.* - Defendant, Quinn Construction, Inc.'s Motion for Leave to File Amended Answers and Counterclaim (Seq. 18) - **A. Twardowski - J. Tafflin.**
63. *Petrille v. Pennsylvania Department of Transportation* - Defendant, PA Department of Transportation's Motion to Compel Discovery (Seq. 75 D) - **S. Sassaman - S. DiGiacomo - M. Kaplan.**
64. *Petroski v. Weitzel* - Defendant's Motion to Compel Response to Request for Production of Documents (Seq. 8 D) - **C. Mandracchia - R. Jellen.**
65. *Poole v. Johns Eastern Company, Inc.* - Plaintiff's Motion for Leave to Amend Complaint (Seq. 127) - **P. Holloway - W. Cilingin - M. Connor.**
66. *Posner v. Hartzell* - Plaintiff's Motion to Compel Responses to Discovery (Seq. 19-D) - **J. McCarthy - G. Ricketti.**
67. *QBE Insurance Corporation v. Metropolitan Fire Protection Company* - Additional Defendant, Advanced Sprinkler Tech., Inc.'s Motion to Compel Plaintiff's Answers to Discovery (Seq. 12 D) - **M. O'Donnell - T. Mullin.**
68. *Robbins v. O'Hare* - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 19-D) - **J. Lessin - A. Zabicki.**
69. *Rothaus v. Ross* - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 11 D) - **T. Levy - J. Godin.**
70. *Russakoff v. Berman* - Plaintiff's Motion to Compel Directed to Defendant (Seq. 1 D) - **B. Ginsburg.**
71. *Samean v. Lindy Properties/Piazza on the Square* - Defendant, Edge Dance Company, LLC's Motion for Discontinuance (Seq. 50) - **K. Saffren - M. Kregel.**
72. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
73. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
74. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
75. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
76. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
77. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
78. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Petition to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
79. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
80. *Sanatoga Ridge Community, Inc. v. Montgomery County Board of Assessment Appeals* - Plaintiff's Motion to Consolidate Cases (Seq. 9) - **J. Diamico - S. Magee.**
81. *Sanders v. Pyle* - Defendant's Motion to Compel Discovery (Seq. 17 D) - **T. Levy.**
82. *Small v. Sklaroff* - Plaintiff's Motion for Permission to Withdraw Appearance (Seq. 7) - **A. Lapat.**
83. *Thenor v. Takach* - Defendant, Arlene Takach and Tricounty Service's Motion to Compel Plaintiff's Discovery and IME (Seq. 65 D) - **M. Van Der Veen - E. Tuite.**
84. *Towne Mortgage Company v. Halnon* - Plaintiff's Motion to Reassess Damages (Seq. 32) - **P. Wapner.**
85. *U.S. Bank National Association v. Toth* - Defendant's Motion to Set Aside Sheriff's Sale (Seq. 23) - **B. Irace - G. Tadross.**

86. Virtualgivingcom, Inc. v. Planned Giving Marketing, LLC - Virtualgivingcom, Ikaelian and Planned Givingcom's Motion to Consolidate Case (Seq. 111) - **G. Auerbach - W. Whitman.**
 87. Warren v. Dugal - Defendant's Motion to Compel Discovery (Seq. 6 D) - **M. Vitale - R. Jones.**
 88. Wen v. Huang - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 13) - **G. Romano - C. Siu.**
 89. Wilkinson v. Johnson - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories and Production of Documents (Seq. 12 D) - **B. Tabakin - R. Mennies.**
 90. Willcox v. Pension Company - Defendant's Motion to Compel Full and Complete Responses to Discovery Requests and Interrogatories (Seq. 77 D) - **J. Bagby - M. Foley.**
 91. Williams v. Bowers - Plaintiff's Motion to Compel Defendant's Prosthodontics Intermedica's Deposition (Seq. 55 D) - **T. Wilson - K. Clark.**
 92. Williams v. Crooked Lane Crossing Condominium Association - Defendant's Motion for More Specific Pleading (Seq. 8 D) - **H. Barrow.**
 93. Wilson v. Rodriguez - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 48 D) - **M. Simon - J. Branca - L. Glynn.**
 94. Wilson v. Wilson - Defendant's Motion to Withdraw as Counsel (Seq. 77) - **C. Sattin - M. Petro.**
 95. Yeager v. Speiss - Defendant's Motion for Leave to Withdraw as Counsel (Seq. 22) - M. McDonald.
 96. Yoast v. Stahl, Inc. - Plaintiff's Motion to Affirm Default Judgment on Writ of Revival (Seq. 182).
 97. Youse v. Le - Defendant's Motion to Compel Answers to Interrogatories, Expert Interrogatories and Request for Production of Documents (Seq. 13 D) - **R. Bateman - J. Pulcini.**
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